Property Location 46 FAIRHAVEN DR | Map ID 6/ 103/ 15/ / | Bldg Name | State Use 101
Vision ID 4510 | Account # 4583 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/19/2019 1:32:41 P

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
NOWLAN WILLIAM P				
NOWLAN SUZANNE	TOPO WET	EASEMENT	TRAFFIC	CORNER
46 FAIRHAVEN DR				
	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

SUPPLEMENTAL DATA	
Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

GIS ID F_376189_2847409

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	119700	119,700
RES LAND	101	86700	86,700
RESIDNTL.	101	1000	1,000
		Total	207,400	207,400

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
NOWLAN WILLIAM P	25841	LC	01-14-1993	U	I	130,000	
HANKS EUGENE C + YVONNE B	LC00	0	04-18-1962	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2019	101	116,300	2018	101	107,200	2017	101	105,200
	101	84,200		101	84,200		101	82,200
	101	1,000		101	1,000		101	1,000
	Total	201500	Total		192400	Total		188400

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001			101	MA

NOTES

EFP + GAR ANGLED

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	119,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,000
Appraised Land Value (Bldg)	86,700
Special Land Value	0
Total Appraised Parcel Value	207,400
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	207,400

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201300873	03-27-2013	91	INSULATION	2,039				

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
01-08-2016			317	3	MEAS+INSPCTD
05-26-2004			319	14	INSPECTED
03-24-2004			319	2	MEASURED
04-16-1992			131	14	INSPECTED
04-01-1992			107	22	MAILER SENT
09-18-1990			131	2	MEASURED

LAND LINE VALUATION SECTION

B	Use Co	Description	Zone	D	Fronta	Depth	Land Units		Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing				Size A	Adj Unit Pric	Land Value
1	101	ONE FAM	RB				15,085	SF	5.75	1.000	5	LAND	1.00	MA	1.00			0			1.000	5.75	86,700
						Total Card Land Units	0.346	AC	Parcel Total Land Area:	0.3463												Total Land Value	86,700

Property Location	46 FAIRHAVEN DR	Map ID	6/ 103/ 15/ /	Bldg Name		State Use	101
Vision ID	4510	Account #	4583	Bldg #	1	Sec # 1 of 1	Card # 1 of 1	Print Date	12/19/2019 1:32:42 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style	19	RANCH
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.00	1 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2	8	BRICK VENR
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	4	CARPET
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	3	
Full Baths	1	
Half Baths	0	
Extra Fixtures	0	
Total Rooms	6	
Bath Style	A	AVERAGE
Half Bath Style		
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	266	
FBM Quality	1	
Fireplaces	0	
WS Flues		
Central Vac	0	NO
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

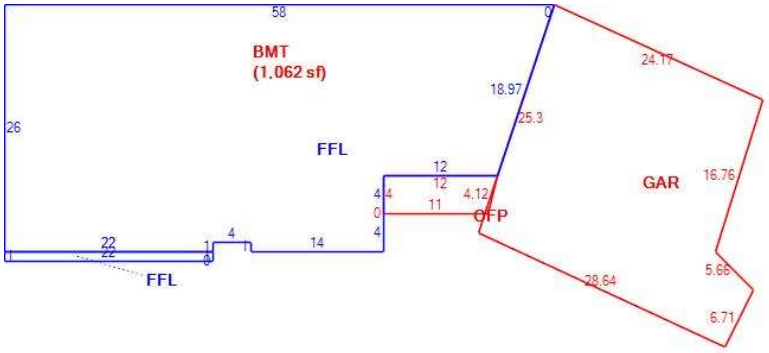
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	93.91
RCN	189,992
Net Other Adj	
Year Built	1962
Effective Year Built	1981
Depreciation Code	AG
Remodel Rating	
Year Remodeled	
Depreciation %	37
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	63
RCNLD	119,700
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
19	PATIO			L	300	5.75	1998	60	0.00	AV	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,062		21.01	22,315
FFL	1ST FLOOR	1,328	1,328		105.26	139,784
GAR	GARAGE	0	651		42.04	27,367
OFP	OPEN PORCH	0	46		11.44	526
	Ttl Gross Liv / Lease Area	1,328	3,087	1,805		189,992