

State Use 101
Print Date 12/20/2019 8:44:26 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
FAZIO ALDO FAZIO AMANDA 76 LEE ST EAST LONGMEADOW MA 01028 GIS ID F_386658_2844373												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	289800		289,800												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	91700		91,700												
												RESIDNTL.		101	14300		14,300												
				SUPPLEMENTAL DATA																									
Alt Prcl ID 6974				Received																									
SP Permit				NIA																									
Chapter Land				Field 8																									
OC Dates 12/22/2014				Field 9																									
In+Ex FY				Field 10																									
Mailed				Assoc Pid#																									
										Total		395,800		395,800															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
FAZIO ALDO HAWLEY JESSIE M + JASON L BEDROCK FINANCIAL LLC TR GOLDSTEIN MARIE L EST OF				21922	0565	10-30-2017		U	I	394,000		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
				20567	0434	01-16-2015		Q	I	362,000		00		2019	101	281,900	2018	101	260,200	2017	101	249,500							
				20222	0289	03-19-2014		U	I	270,000		1			101	89,200		101	89,200		101	87,600							
				11832	0182	12-04-2000		U	I	1		1A			101	14,300													
				Total			0.00									Total	385400	Total	349400	Total	337100								
EXEMPTIONS						OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description			Amount		Code	Description			YEAR	Amount										Comm Int							
Total			0.00																										
ASSESSING NEIGHBORHOOD														APPROAISED VALUE SUMMARY Appraised BLDG. Value (Card) 289,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 14,300 Appraised Land Value (Bldg) 91,700 Special Land Value 0 Total Appraised Parcel Value 395,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 395,800															
Nbhd		Nbhd Name			B			Tracing			Batch																		
0001																													
NOTES																													
FY16 PLAN 1120 25620 SF FROM PARCEL 54-6-0 BK PG 369-74-NEW LOT 3																													
BUILDING PERMIT RECORD														VISIT / CHANGE HISTORY															
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result	
201702859		11-07-2017		11		POOL		23,500		02-27-2018		100		02-27-2018		18X36 INGROUND		02-27-2018		01				333		15		PERMIT VISIT	
201401701		05-05-2014		2		DWELLING		179,000		01-05-2015		100		01-05-2015		OC 12/22/2014 2		11-15-2017						400		14		INSPECTED	
																		01-05-2015						400		25		OC VISIT	
																		06-27-2014						317		15		PERMIT VISIT	
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		RA				25,620	SF	3.52		1.190	7	LAND	0.95	MG	1.00	50 FT WIDE RE			0	TRF2	0.9	1.000	3.58		91,700		
Total Card Land Units								0.588		AC		Parcel Total Land Area: 0.5882								Total Land Value								91,700	

Property Location 76 LEE ST
Vision ID 6974

Account # 6974

Map ID 54/ 6/ 3/ 1

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys	1.00	
Stories	2		Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	83.75	
Interior Floor 2			RCN	295,689	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2014	
AC Type	03	FULL	Effective Year Built	2016	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	2	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens			Overall % Condition	98	
Extra Kitchen St			RCNLD	289,800	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac			Cost to Cure Ovr		
Frame	1	WOOD	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
11	POOL I-V	OB	Outbuildi	L	648	29.00	2017	70	0.00	GD	A	1.00	13,200
02	SHED/FR			L	216	7.48	2017	70	0.00	GD	A	1.00	1,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	950		22.62	21,492	
FFL	1ST FLOOR	950	950		113.12	107,462	
GAR	GARAGE	0	504		45.34	22,850	
OPF	OPEN PORCH	0	40		11.31	452	
PAT	PATIO	0	224		5.55	1,244	
SFL	2ND FLOOR	1,234	1,234		113.12	139,587	
WDK	WOOD DECK	0	166		15.67	2,602	
Ttl Gross Liv / Lease Area		2,184	4,068	2,614		295,689	

