

Property Location Vision ID 926		245 CHESTNUT ST Account # 951		Map ID 18/ 31/ 17/ / Bldg # 1		Bldg Name Sec # 1 of 1		Card # 1 of 1		State Use 101 Print Date 12/18/2019 11:03:16	
------------------------------------	--	----------------------------------	--	----------------------------------	--	---------------------------	--	---------------	--	---	--

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
MAZZA PIETRO		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
MAZZA DEBORAH						RESIDENTL.	101	173300	173,300		
245 CHESTNUT ST		DRAINAGE		VIEW	COMMUNITY	RES LAND	101	78100	78,100		
EAST LONGMEADOW MA 01028		SUPPLEMENTAL DATA									
GIS ID F_380165_2846411		Mailed				Total				251,400	251,400

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
MAZZA PIETRO		10593	0117	12-30-1998	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
MAZZA PIETRO & ANTONIO FAZIO		10593	0106	12-30-1998	U	I	1	1A	2019	101	168,800	2018	101	156,900
MAZZA PIETRO,		08376	0381	04-02-1993	U	I	145,000			101	75,800		101	73,900
ROY AREN S + PHYLLIS E		02484	0232	07-26-1956	U	I	0							
								Total	244600	Total	232700	Total	228200	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor						
Year	Code	Description	Amount	Code	Description	YEAR	Amount							Comm Int
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 173,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 78,100 Special Land Value 0 Total Appraised Parcel Value 251,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 251,400					
Total			0.00											

ASSESSING NEIGHBORHOOD									
Nbhd		Nbhd Name		B		Tracing		Batch	
0001						101		MA	

NOTES									

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	
201303226	12-30-2013	12	REROOF	12,383	04-22-2014	100	04-22-2014	10` X 35` GAR+FAM RM	04-22-2014			105	15	PERMIT VISIT	
296	09-28-2004	4	ADDITION	80,000					12-29-2005				311	15	PERMIT VISIT
289	01-01-1985	MN	Manual Note						01-24-2005				311	2	MEASURED
									03-22-2004				250	22	MAILER SENT
									12-05-2003				274	2	MEASURED
									08-05-1991			181	3	MEAS+INSPCTD	
									08-02-1989			150	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				15,437 SF	5.62	1.000	5	LAND	1.00	MA	1.00			0 TRF2	0.9	1.000	5.06	78,100
Total Card Land Units							0.354	AC	Parcel Total Land Area: 0.3544							Total Land Value					78,100

Property Location 245 CHESTNUT ST
 Vision ID 926 Account # 951

Map ID 18/ 31/ 17/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 12/18/2019 11:03:16

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	86.65	
Interior Floor 2			RCN	247,614	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1956	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	173,300	
FBM Sqft	1385		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	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

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,978		21.45	42,430
EPF	ENCL PORCH	0	210		32.14	6,750
FFL	1ST FLOOR	1,838	1,838		107.15	196,934
OPF	OPEN PORCH	0	16		13.39	214
OSP	SCRN PORCH	0	56		15.31	857
PAT	PATIO	0	70		6.12	429
Ttl Gross Liv / Lease Area		1,838	4,168	2,311		247,614

