

Property Location		41 HAZELHURST AV		Map ID		1B/ 46/ 687/ /		Bldg Name		State Use 101	
Vision ID		1101		Account #		1131		Bldg #		1	
								Sec #		1 of 1	
								Card #		1 of 1	
										Print Date 11-03-2020 11:17:23	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
CELDRAN GEORGE A CELDRAN ANN M 41 HAZELHURST AV EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	186900	186,900		
						RES LAND	101	64000	64,000		
						RESIDNTL.	101	800	800		
		DRAINAGE		VIEW	COMMUNITY						
		SUPPLEMENTAL DATA									
		Alt Prcl ID SP Permit Chapter Land OC Dates 1/28/2011 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#					
GIS ID F_375863_2856356						Total				251,700	251,700

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
CELDRAN GEORGE A CARRINGTON ERIC J FONTAINE RAYMOND P SR +,		21656	0052	04-27-2017	Q	I	247,500	00	Year	Code	Assessed	Year	Code	Assessed	
		10446	0091	09-15-1998	U	I	89,000		2020	101	173,600	2019	101	170,200	
		03046	0288	07-27-1964	U	I	0			101	64,000		101	62,100	
										101	800		101	800	
								Total		238400	Total		233100	Total	257000

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor	
Year	Code	Description	Amount	Code	Description	YEAR	Amount		
Total			0.00						

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			101
Batch			
MF			

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
201903205	11-06-2019	14	MIN ALT	16,000	06-01-2020	100	01-09-2020	DRYWALL, FLOORI	06-01-2020			400	15	PERMIT VISIT
201702388	08-30-2017	91	INSULATION	2,870		0			07-19-2019			334	3	MEAS+INSPCTD
128	05-13-2010	4	ADDITION	50,000				OC 1/28/2011 42` X	11-18-2010			311	3	MEAS+INSPCTD
									04-15-2004			316	3	MEAS+INSPCTD
									06-21-1990			131	3	MEAS+INSPCTD
									01-19-1990			105	16	FIELDREV CHG
									05-15-1980			500	3	MEAS+INSPCTD

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				8,500 SF	9.91	0.760	3	LAND	1.00	MF	1.00			0		1.000	7.53	64,000		
Total Card Land Units							0.195	AC	Parcel Total Land Area: 0.1951							Total Land Value							64,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2	2	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		93.05
Interior Floor 1	3	HARDWOOD	RCN		242,699
Interior Floor 2	5	LINO/VINYL	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1964
Heat Type	1	FORCED H/A	Effective Year Built		1995
AC Type	01	NONE	Depreciation Code		GV
Bedrooms	5		Remodel Rating		05
Full Baths	2		Year Remodeled		2010
Half Baths	1		Depreciation %		23
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		77
Extra Kitchens	0		RCNLD		186,900
Extra Kitchen St			Dep % Ovr		
FBM Sqft	535		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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	192	5.75	1980	30	0.00	PR	F	0.90	300
02	SHED/FR			L	100	7.48	2006	70	0.00	GD	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,008		21.69	21,867	
FFL	1ST FLOOR	1,008	1,008		108.25	109,117	
OFP	OPEN PORCH	0	40		10.83	433	
SFL	2ND FLOOR	1,008	1,008		108.25	109,117	
WDK	WOOD DECK	0	140		15.46	2,165	
Ttl Gross Liv / Lease Area		2,016	3,204	2,242		242,699	

