

Property Location

53 FAIRVIEW ST

Map ID

24/ 4/ 56/ 1

Bldg Name

State Use

101

Vision ID

1415

Account #

1450

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 12:03:21

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
BEAUDET RACHEL E 53 FAIRVIEW ST EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed												
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	209200	209,200													
					RES LAND	101	85200	85,200													
	DRAINAGE		VIEW	COMMUNITY																	
SUPPLEMENTAL DATA					Total					294,400	294,400										
GIS ID		F_379532_2854100		Mailed		Assoc Pid#															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
BEAUDET RACHEL E BEAUDET ARTHUR R FITZGERALD JOHN F + KATHLEEN M, JANIK GAIL M	22702	49	06-10-2019	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed								
	14919	0321	04-01-2005	U	I	275,000		2020	101	200,600	2019	101	195,100								
	09920	0083	07-02-1997	U	I	32,000	1		101	85,200	2018	101	182,400								
	04109	0036	03-14-1975	U	I	0						101	82,800								
Total								285800		Total		277900									
Total								285800		Total		277900									
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										APPRAISED VALUE SUMMARY											
Nbhd	Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)												
0001					101		MA		Appraised Xf (B) Value (Bldg)												
									Appraised Ob (B) Value (Bldg)												
									Appraised Land Value (Bldg)												
									Special Land Value												
									Total Appraised Parcel Value												
									Valuation Method												
									Adjustment												
									Net Total Appraised Parcel Value												
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							
201500506	03-17-2015	91	INSULATION	5,432		0			10-17-2014			317	2	MEASURED							
241	11-06-1997	2	DWELLING	85,000				DWELLING	11-22-2003			274	3	MEAS+INSPCTD							
143	07-09-1997	5	DEMOLITION	1,000				DEMO	02-02-1999			247	15	PERMIT VISIT							
									01-16-1998			181	15	PERMIT VISIT							
									07-08-1992			131	14	INSPECTED							
									04-27-1992			107	22	MAILER SENT							
									10-21-1991			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	RC				11,200 SF	7.61	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.61	85,200
Total Card Land Units							0.257	AC	Parcel Total Land Area:				0.2571	Total Land Value							85,200

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 Story	Units	1	
Foundation	1		MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2	8	BRICK VENR	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		93.02
Interior Floor 1	3	HARDWOOD	RCN		240,499
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1998
Heat Type	3	FORCED H/W	Effective Year Built		2005
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		13
Extra Fixtures	3		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		87
Extra Kitchens	0		RCNLD		209,200
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues	1		Cost to Cure Ovr		
Central Vac	1	YES	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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,564		21.44	33,531	
FFL	1ST FLOOR	1,564	1,564		107.13	167,546	
GAR	GARAGE	0	847		42.88	36,316	
OPF	OPEN PORCH	0	117		10.99	1,286	
PAT	PATIO	0	336		5.42	1,821	
Ttl Gross Liv / Lease Area		1,564	4,428	2,245		240,499	

