

Property Location

106 DEARBORN ST

Map ID

24/ 56/ 46/ /

Bldg Name

State Use

101

Vision ID

1433

Account #

1468

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 12:05:51

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
CHISTOLINI JOSEPH P III CHISTOLINI JOANNE M 106 DEARBORN ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	127300	127,300												
						RES LAND	101	87100	87,100												
						RESIDNTL.	101	2600	2,600												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA																			
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#															
GIS ID F_380508_2855728						Total				217,000	217,000										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
CHISTOLINI JOSEPH P III BENSLEY DOROTHEA L,		10466	0430	09-30-1998	U	I	117,500		Year	Code	Assessed	Year	Code	Assessed							
		02838	0590	10-10-1961	U	I	0		2020	101	121,400	2019	101	118,500							
										101	87,100		101	84,500							
										101	2,600		101	2,600							
		Total						Total		211100	Total		205600	Total	196900						
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) 127,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,600 Appraised Land Value (Bldg) 87,100 Special Land Value 0 Total Appraised Parcel Value 217,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 217,000										
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						
										09-19-2014			317	14	INSPECTED						
										09-12-2014			317	2	MEASURED						
										03-25-2004			250	22	MAILER SENT						
										11-11-2003			274	2	MEASURED						
										06-04-1991			131	3	MEAS+INSPCTD						
										07-22-1980			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				16,350 SF	5.33	1.000	5	LAND	1.00	MA	1.00			0		1.000	5.33	87,100
Total Card Land Units							0.375	AC	Parcel Total Land Area:				0.3753	Total Land Value							87,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	SPLIT ENT	Basement Floor		
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	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		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	113.30	
Interior Floor 2			RCN	202,000	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1960	
AC Type	03	FULL	Effective Year Built	1981	
Bedrooms	3		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
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	63	
Extra Kitchen St			RCNLD	127,300	
FBM Sqft	560		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	2		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
02	SHED/FR			L	80	7.48	1995	60	0.00	AV	A	1.00	400
19	PATIO			L	169	5.75	1975	60	0.00	AV	A	1.00	600
2	GAZEBO			L	144	18.00	2013	60	0.00	AV	A	1.00	1,600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,120	1,120		144.29	161,600	
LLV	LOWR LEVEL	0	1,120		36.07	40,400	
Ttl Gross Liv / Lease Area		1,120	2,240	1,400		202,000	

