

Property Location

22 FAIRVIEW ST

Map ID

25/ 12/ 0/ /

Bldg Name

State Use

101

Vision ID

1505

Account #

1540

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 12:16:13

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
WELLHOFF ERIK M WELLHOFF JENNA E 12 HANNOUSH DR WEST SPRINGFIELD MA 01089		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	128400	128,400												
						RES LAND	101	84600	84,600												
						RESIDNTL.	101	200	200												
		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_379692_2853422						Total				213,200	213,200										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
WELLHOFF ERIK M CIG4 LLC NICKERSON LORI L MANNING FRANCES LE +RICHARD +, MANNING FRANCES C		23102	158	02-26-2020	Q	I	224,000	00	Year	Code	Assessed	Year	Code	Assessed							
		22871	207	09-25-2019	U	I	130,000	1L	2020	101	107,200	2019	101	104,200							
		17919	0376	07-29-2009	U	I	200,000			101	84,600		101	82,100							
		07103	0521	02-24-1989	U	I	1	1A		101	200		101	200							
		02018	0092	11-03-1949	U	I	0		Total		192000	Total		186500							
								Total		178400											
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)				128,400							
0001						101		MA		Appraised Xf (B) Value (Bldg)				0							
										Appraised Ob (B) Value (Bldg)				200							
										Appraised Land Value (Bldg)				84,600							
										Special Land Value				0							
										Total Appraised Parcel Value				213,200							
										Valuation Method				C							
										Adjustment											
										Net Total Appraised Parcel Value				213,200							
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							
202001033	03-16-2020	25	WINDOWS	4,376	06-01-2020	100	04-29-2020	6 WINDOWS	06-01-2020			400	15	PERMIT VISIT							
201903227	11-12-2019	12	REROOF	7,500		0		SIDING/WINDOWS	03-03-2020			400	15	PERMIT VISIT							
284	12-02-1999	21	SIDING	8,000					04-18-2018			333	2	MEASURED							
									02-10-2010			317	16	FIELDREV CHG							
									11-06-2003			274	3	MEAS+INSPCTD							
									01-19-2000			247	15	PERMIT VISIT							
									08-09-1991			181	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	RC				9,375 SF	9.02	1.000	5	LAND	1.00	MA	1.00			0		1.000	9.02	84,600
Total Card Land Units							0.215	AC	Parcel Total Land Area: 0.2152							Total Land Value					84,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	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	4	CARPET	Adj Base Rate	107.63	
Interior Floor 2	3	HARDWOOD	RCN	183,485	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1950	
AC Type	01	NONE	Effective Year Built	1988	
Bedrooms	4		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	30	
Total Rooms	6		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	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	128,400	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		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	64	7.48	1970	50	0.00	FR	A	1.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	888		24.87	22,083	
FFL	1ST FLOOR	888	888		124.06	110,165	
HST	HALF STORY	408	816		62.03	50,617	
OFF	OPEN PORCH	0	48		12.92	620	
Ttl Gross Liv / Lease Area		1,296	2,640	1,479		183,485	

