

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
ESPOSITO WALTER J 40 FAIRVIEW ST												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	89700		89,700									
												RES LAND		101	86900		86,900									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	8200		8,200									
EAST LONGMEADOW MA 01028																										
				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_379492_2853705												Total		184,800		184,800										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
ESPOSITO WALTER J ESPOSITO WALTER J +, CICCHETTI HELEN G HEIRS O CICCHETTI HELEN G HEIRS O				11509 0098		02-16-2001		U		I		100		1A		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				08100 0276		07-02-1992		U		I		91,455		1F		2020		101	85,100	2019	101	83,300	2018	101	76,800	
				08100 0275		07-02-1992		U		I		1				101		86,900	101	84,200	101	84,200				
				01902 0591		10-31-1947		U		I		0				101		8,200	101	8,200	101	8,200				
				Total										Total		180200		Total		175700		Total		169200		
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																										
Nbhd		Nbhd Name		B		Tracing		Batch																		
0001						101		MA																		
NOTES																										
16X22 SCREENED PORCH IS ACTUALLY A OFP																										
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	
																		10-17-2014					317	2	MEASURED	
																		07-08-2004					250	22	MAILER SENT	
																		11-06-2003					274	2	MEASURED	
																		07-16-1992					131	14	INSPECTED	
																		04-27-1992					107	2	MEASURED	
																		08-09-1991					181	2	MEASURED	
																		01-30-1981					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		RC				15,515	SF	5.6	1.000	5	LAND	1.00	MA	1.00				0			1.000	5.6	86,900	
Total Card Land Units								0.356	AC	Parcel Total Land Area: 0.3562				Total Land Value										86,900		

Property Location 40 FAIRVIEW ST
 Vision ID 1538 Account # 1573

Map ID 25/ 15/ B/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 11-03-2020 12:20:48

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	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	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		77.01
Interior Floor 1	3	HARDWOOD	RCN		172,558
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1930
Heat Type	5	STEAM	Effective Year Built		1970
AC Type	03	FULL	Depreciation Code		FA
Bedrooms	2		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		48
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		52
Extra Kitchens	0		RCNLD		89,700
Extra Kitchen St			Dep % Ovr		
FBM Sqft	692		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		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
03	GARAGE	OB	Outbuildi	L	400	28.18	1948	50	0.00	FR	A	1.00	5,600
14	SCRN HSE			L	352	14.95	1988	50	0.00	FR	A	1.00	2,600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,064		18.77	19,975	
EFB	ENCL PORCH	0	194		28.04	5,439	
FFL	1ST FLOOR	1,086	1,086		93.78	101,847	
OPF	OPEN PORCH	0	40		9.38	375	
UTQ	UNFIN TQS	0	1,064		42.22	44,921	
Ttl Gross Liv / Lease Area		1,086	3,448	1,840		172,558	

