

Property Location 44 FAIRVIEW ST		Map ID 25/ 16/ 12/ /		Bldg Name		State Use 101	
Vision ID 1549		Account # 1584		Bldg # 1		Print Date 11-03-2020 12:22:18	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
MAESTRONE JOAN M PO BOX 142 EAST LONGMEADOW MA 01028 GIS ID F_379439_2853775		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	98600	98,600		
						RES LAND	101	84900	84,900		
						RESIDNTL.	101	4400	4,400		
		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#					
						Total		187,900	187,900		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MAESTRONE JOAN M		03081	0558	12-16-1964	U	I	0	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2020	101	93,200	2019	101	91,100	2018	101	83,500
									101	84,900		101	82,400		101	82,400
									101	4,400		101	4,400		101	4,400
						Total		182500	Total	177900	Total	170300				

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	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	
88	05-01-1993	MN	Manual Note	9,000				BATH REMOD	12-29-2016			317	2	MEASURED	
158	01-01-1985	MN	Manual Note					DECK	12-23-2004			311	15	PERMIT VISIT	
									04-21-2004			317	14	INSPECTED	
									03-26-2004			250	22	MAILER SENT	
									11-22-2003			274	2	MEASURED	
									01-27-1994			105	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				10,200 SF	8.32	1.000	5	LAND	1.00	MA	1.00			0		1.000	8.32	84,900		
Total Card Land Units							0.234	AC	Parcel Total Land Area: 0.2342							Total Land Value							84,900

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	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK			
Exterior Wall 1	3	ALUMINUM	MIXED USE		
Exterior Wall 2			Code	Description	Percentage
Roof Structure	1	GABLE	101	ONE FAM	100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		82.29
Interior Floor 2	3	HARDWOOD	RCN		156,531
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built		1925
AC Type	01	NONE	Effective Year Built		1981
Bedrooms	4		Depreciation Code		AG
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		37
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		63
Extra Kitchen St			RCNLD		98,600
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	1		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
03	GARAGE	OB	Outbuildi	L	260	28.18	1925	60	0.00	AV	A	1.00	4,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	936		18.79	17,591	
EFP	ENCL PORCH	0	140		28.22	3,951	
FFL	1ST FLOOR	936	936		94.07	88,049	
HST	HALF STORY	468	936		47.03	44,024	
WDK	WOOD DECK	0	224		13.02	2,916	
Ttl Gross Liv / Lease Area		1,404	3,172	1,664		156,531	

