

Property Location

41 FAIRVIEW ST

Map ID

25/ 18/ 28/ /

Bldg Name

State Use

104

Vision ID

1571

Account #

1606

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 12:25:27

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
TALBOT HENRY R TALBOT NOREEN P 41 FAIRVIEW ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	104	144300	144,300												
						RES LAND	104	84900	84,900												
						RESIDNTL.	104	6800	6,800												
		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_379607_2853839						Total				236,000	236,000										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
TALBOT HENRY R HANNA EDWARD J, COVEY JUDITH M + HANNA THOMAS, HANNA EDWARD J + NELSON		11712	0287	06-22-2001	U	I	150,000		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		11623	0292	05-03-2001	U	I	1	1A	2020	104	137,600	2019	104	133,600	2018	104	122,900				
		08893	0135	07-21-1994	U	I	1	1A		104	84,900		104	82,400		104	82,400				
		6738	0190	01-22-1988	U	I	138,500			104	6,800		104	6,800		104	6,800				
		06009	0143	02-11-1986	U	I	1	1A													
						Total				229300	Total	222800	Total	212100							
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						104		MA													
NOTES																					
BUILDING PERMIT RECORD																					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result							
201902965	10-01-2019	91	INSULATION	2,500		0			05-22-2018			400	15	PERMIT VISIT							
201702856	11-08-2017	25	WINDOWS	39,921	05-22-2018	100	05-22-2018	21 REPLACEMENT	12-29-2016			317	2	MEASURED							
									04-08-2004			317	14	INSPECTED							
									03-25-2004			250	22	MAILER SENT							
									11-06-2003			274	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	104	TWO FAM	RC				10,350 SF	8.2	1.000	5	LAND	1.00	MA	1.00			0		1.000	8.2	84,900
Total Card Land Units							0.238	AC	Parcel Total Land Area: 0.2376							Total Land Value					84,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	12	MULTI-CONV	Basement Floor	12	CONCRETE
Model	03	MULTI-FAMILY	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	2.00	
Stories	2.00	2 STORY	Units	2	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	
Exterior Wall 2	4	VINYL	104	TWO FAM	
Roof Structure	2	HIP		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	82.56	
Interior Floor 2			RCN	253,201	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built	1890	
AC Type	01	NONE	Effective Year Built	1975	
Bedrooms	4		Depreciation Code	AV	
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	1		Overall % Condition	57	
Extra Kitchen St	F	FAIR	RCNLD	144,300	
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
03	GARAGE	OB	Outbuildi	L	400	28.18	1930	60	0.00	AV	A	1.00	6,800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,106		19.10	21,124	
EFB	ENCL PORCH	0	499		28.73	14,338	
FFL	1ST FLOOR	1,134	1,134		95.58	108,392	
OPF	OPEN PORCH	0	28		10.24	287	
OSP	SCRN PORCH	0	154		14.28	2,198	
SFL	2ND FLOOR	1,118	1,118		95.58	106,862	
Ttl Gross Liv / Lease Area		2,252	4,039	2,649		253,201	

