

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																				
NEVINS TRACY L NEVINS PAUL R 68 FAIRVIEW ST EAST LONGMEADOW MA 01028 GIS ID F_379298_2854278												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	126500		126,500															
												RES LAND		101	85600		85,600															
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	13500		13,500															
				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		225,600		225,600																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																
NEVINS TRACY L MC CARTHY,PAMELA K MCCARTHY WILLIAM T + PAMELA K, LOPARDO PAUL R + L N PITE STANLEY LUCY J				11188		0203		05-09-2000		U		I		99,900		1A		Year		Code	Assessed		Year		Code	Assessed		Year		Code	Assessed	
				BK10		0		03-26-1998		U		I		1				2020		101	120,000		2019	101	116,800		2018	101	97,200			
				09694		0363		11-25-1996		U		I		84,000						101	85,600			101	83,100			101	83,100			
				07871		0474		12-03-1991		U		I		1				1A		101	13,500			101	13,500			101	14,000			
				02660		0549		02-18-1959		U		I		0				Total		219100		Total		213400		Total		194300				
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												APPRaised VALUE SUMMARY														
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card) 126,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 13,500 Appraised Land Value (Bldg) 85,600 Special Land Value 0 Total Appraised Parcel Value 225,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 225,600																						
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				
122		04-20-2006		4		ADDITION		25,000								OC 10/19/06 16` X 3		04-18-2018						333		2		MEASURED				
64		04-03-2002		3		GARAGE		7,500								REROOF PORCH		01-11-2007						311		14		INSPECTED				
225		09-05-1996		12		REROOF		1,700						01-11-2007								311		15		PERMIT VISIT						
48		03-01-1987		MN		Manual Note		2,200						12-21-2006								311		15		PERMIT VISIT						
														03-22-2004								311		3		MEAS+INSPCTD						
																		01-09-2003						274		15		PERMIT VISIT				
																		12-20-1996						200		15		PERMIT VISIT				
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				12,183	SF	7.03	1.000	5	LAND	1.00	MA	1.00					0		1.000	7.03	85,600							
Total Card Land Units										0.280	AC	Parcel Total Land Area: 0.2797					Total Land Value										85,600					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
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	Percentage
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	3	HARDWOOD	Adj Base Rate		102.69
Interior Floor 2			RCN		200,804
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1960
AC Type	01	NONE	Effective Year Built		1981
Bedrooms	3		Depreciation Code		AG
Full Baths	2		Remodel Rating		03
Half Baths	0		Year Remodeled		2006
Extra Fixtures	1		Depreciation %		37
Total Rooms	6		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	0		Overall % Condition		63
Extra Kitchen St			RCNLD		126,500
FBM Sqft	755		Dep % Ovr		
FBM Quality	1		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	48	7.48	1970	60	0.00	AV	A	1.00	200
04	GARAGE/L			L	624	30.48	2002	70	0.00	GD	A	1.00	13,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,258		24.06	30,265	
BNT	BSMT ENTRY	0	25		4.80	120	
FFL	1ST FLOOR	1,391	1,391		120.10	167,056	
OPF	OPEN PORCH	0	166		12.30	2,042	
PAT	PATIO	0	210		6.29	1,321	
Ttl Gross Liv / Lease Area		1,391	3,050	1,672		200,804	

