

Property Location 48 FAIRVIEW ST		Map ID 14/ 29/ 3/ /		Bldg Name		State Use 101	
Vision ID 270		Account # 277		Bldg # 1		Print Date 11-03-2020 9:19:23 A	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
PEZZETTA CHRISTIE 15 SHAW ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	146700	146,700		
						RES LAND	101	84800	84,800		
						RESIDNTL.	101	400	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#					
GIS ID F_379416_2853856						Total				231,900	231,900

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
PEZZETTA CHRISTIE PEZZETTA,JOHN LINDWALL ERIC J, HUBBELL DOROTHY S HEIRS O		13877	0057	01-02-2004	U	I	1	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		11820	0342	08-20-2001	U	I	89,900		2020	101	113,600	2019	101	110,300	2018	101	84,800
		08567	0336	09-22-1993	U	I	87,000			101	84,800		101	82,300		101	82,300
		01903	0204	11-03-1947	U	I	0			101	400		101	400		101	400
		Total						Total		198800	Total		193000	Total		167500	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 146,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 400 Appraised Land Value (Bldg) 84,800 Special Land Value 0 Total Appraised Parcel Value 231,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 231,900									
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	
201902662 314	08-13-2019 10-07-2004	7 4	REMODEL ADDITION	67,000 80,000	07-06-2020	100		OC 6/8/2005 NVC	07-13-2020			400	15	PERMIT VISIT	
									07-06-2020			334	15	PERMIT VISIT	
									04-18-2018			333	3	MEAS+INSPCTD	
									02-01-2008			317	15	PERMIT VISIT	
									12-21-2006			311	15	PERMIT VISIT	
									12-29-2005			311	3	MEAS+INSPCTD	
									12-05-2005			311	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				10,000 SF	8.48	1.000	5	LAND	1.00	MA	1.00			0		1.000	8.48	84,800
Total Card Land Units							0.230	AC	Parcel Total Land Area: 0.2296							Total Land Value					84,800

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+	AVG. (+)	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	5	ASBESTOS	Code	Description	Percentage
Exterior Wall 2	2	CLAPBOARD	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	1	DRYWALL	Adj Base Rate		103.09
Interior Floor 1	5	LINOMINYL	RCN		209,535
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1948
Heat Type	1	FORCED H/A	Effective Year Built		1988
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		03
Full Baths	1		Year Remodeled		2019
Half Baths	0		Depreciation %		30
Extra Fixtures	1		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		70
Extra Kitchens	0		RCNLD		146,700
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		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
02	SHED/FR			L	80	7.48	2013	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	720		25.34	18,242	
FFL	1ST FLOOR	1,484	1,484		126.68	187,999	
OFP	OPEN PORCH	0	28		13.57	380	
WDK	WOOD DECK	0	167		17.45	2,914	
Ttl Gross Liv / Lease Area		1,484	2,399	1,654		209,535	

