

Property Location

35 FISHER AV

Map ID

14A/ 26/ B/ /

Bldg Name

State Use

104

Vision ID

302

Account #

310

Bldg #

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of

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Print Date

11-03-2020 9:24:23 A

|                                                                                                                   |  |                                                                            |  |                   |  |                                                                 |  |                                                                     |  |                    |  |        |  |                                |  |            |  |                                                      |  |         |  |         |  |                          |  |                   |  |                                                      |  |       |  |                 |  |        |  |               |  |            |  |
|-------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------|--|-------------------|--|-----------------------------------------------------------------|--|---------------------------------------------------------------------|--|--------------------|--|--------|--|--------------------------------|--|------------|--|------------------------------------------------------|--|---------|--|---------|--|--------------------------|--|-------------------|--|------------------------------------------------------|--|-------|--|-----------------|--|--------|--|---------------|--|------------|--|
| CURRENT OWNER                                                                                                     |  | TOPO TYPE                                                                  |  | UTILITY           |  | STREET                                                          |  | LOCATION                                                            |  | CURRENT ASSESSMENT |  |        |  |                                |  |            |  | 1006<br>EAST LONGMEADOW                              |  |         |  |         |  |                          |  |                   |  |                                                      |  |       |  |                 |  |        |  |               |  |            |  |
| SABADOSA RUSSELL TR<br><br>444A NORTH MAIN ST #331<br><br>EAST LONGMEADOW MA 01028<br><br>GIS ID F_378379_2853386 |  | TOPO WET                                                                   |  | EASEMENT          |  | TRAFFIC                                                         |  | CORNER                                                              |  | Description        |  | Code   |  | Appraised                      |  | Assessed   |  |                                                      |  |         |  |         |  |                          |  |                   |  |                                                      |  |       |  |                 |  |        |  |               |  |            |  |
|                                                                                                                   |  |                                                                            |  |                   |  |                                                                 |  |                                                                     |  | RESIDENTL.         |  | 104    |  | 120600                         |  | 120,600    |  |                                                      |  |         |  |         |  |                          |  |                   |  |                                                      |  |       |  |                 |  |        |  |               |  |            |  |
|                                                                                                                   |  | DRAINAGE                                                                   |  |                   |  | VIEW                                                            |  | COMMUNITY                                                           |  | RES LAND           |  | 104    |  | 76300                          |  | 76,300     |  |                                                      |  |         |  |         |  |                          |  |                   |  |                                                      |  |       |  |                 |  |        |  |               |  |            |  |
|                                                                                                                   |  |                                                                            |  |                   |  |                                                                 |  |                                                                     |  |                    |  |        |  |                                |  |            |  |                                                      |  |         |  |         |  |                          |  |                   |  |                                                      |  |       |  |                 |  |        |  |               |  |            |  |
|                                                                                                                   |  | SUPPLEMENTAL DATA                                                          |  |                   |  |                                                                 |  |                                                                     |  |                    |  |        |  |                                |  |            |  |                                                      |  |         |  |         |  |                          |  |                   |  |                                                      |  |       |  |                 |  |        |  |               |  |            |  |
|                                                                                                                   |  | Alt Prcl ID<br>SP Permit<br>Chapter Land<br>OC Dates<br>In+Ex FY<br>Mailed |  |                   |  | Received<br>NIA<br>Field 8<br>Field 9<br>Field 10<br>Assoc Pid# |  |                                                                     |  | Total              |  |        |  |                                |  |            |  | 196,900                                              |  | 196,900 |  |         |  |                          |  |                   |  |                                                      |  |       |  |                 |  |        |  |               |  |            |  |
| RECORD OF OWNERSHIP                                                                                               |  | BK-VOL/PAGE                                                                |  | SALE DATE         |  | Q/U                                                             |  | V/I                                                                 |  | SALE PRICE         |  | VC     |  | PREVIOUS ASSESSMENTS (HISTORY) |  |            |  |                                                      |  |         |  |         |  |                          |  |                   |  |                                                      |  |       |  |                 |  |        |  |               |  |            |  |
| SABADOSA RUSSELL TR<br>FITZGERALD THOMAS E + MARGARET,<br>FITZGERALD THOMAS E +<br>MCKANNA                        |  | 15535 0004                                                                 |  | 11-29-2005        |  | U I                                                             |  |                                                                     |  | 213,000            |  | 1F     |  | Year                           |  | Code       |  | Assessed                                             |  | Year    |  | Code    |  | Assessed                 |  |                   |  |                                                      |  |       |  |                 |  |        |  |               |  |            |  |
|                                                                                                                   |  | 08494 0487                                                                 |  | 07-19-1993        |  | U I                                                             |  |                                                                     |  | 1                  |  | 2020   |  | 104                            |  | 115,100    |  | 2019                                                 |  | 104     |  | 111,800 |  | 2018                     |  | 104               |  | 102,900                                              |  |       |  |                 |  |        |  |               |  |            |  |
|                                                                                                                   |  | 6747 0480                                                                  |  | 02-03-1988        |  | U I                                                             |  |                                                                     |  | 127,000            |  |        |  | 104                            |  | 76,300     |  |                                                      |  | 104     |  | 74,100  |  |                          |  | 104               |  | 74,100                                               |  |       |  |                 |  |        |  |               |  |            |  |
|                                                                                                                   |  | 05892 0368                                                                 |  | 09-06-1985        |  | U I                                                             |  |                                                                     |  | 67,000             |  |        |  |                                |  |            |  |                                                      |  |         |  |         |  |                          |  |                   |  |                                                      |  |       |  |                 |  |        |  |               |  |            |  |
|                                                                                                                   |  |                                                                            |  |                   |  |                                                                 |  |                                                                     |  |                    |  |        |  | Total                          |  | 191400     |  | Total                                                |  | 185900  |  | Total   |  | 177000                   |  |                   |  |                                                      |  |       |  |                 |  |        |  |               |  |            |  |
| 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                                                                                                             |  |                                                                            |  |                   |  |                                                                 |  |                                                                     |  |                    |  |        |  |                                |  |            |  |                                                      |  |         |  |         |  |                          |  |                   |  |                                                      |  |       |  |                 |  |        |  |               |  |            |  |
| SUB DIV #583                                                                                                      |  |                                                                            |  |                   |  |                                                                 |  |                                                                     |  |                    |  |        |  |                                |  |            |  |                                                      |  |         |  |         |  |                          |  |                   |  |                                                      |  |       |  |                 |  |        |  |               |  |            |  |
| 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                                       |  |       |  |                 |  |        |  |               |  |            |  |
| 211                                                                                                               |  | 01-01-1986                                                                 |  | MN                |  | Manual Note                                                     |  |                                                                     |  |                    |  |        |  |                                |  | DEMO POECH |  | 02-03-2017<br>03-04-2004<br>10-10-1992<br>07-10-1985 |  |         |  |         |  | 119<br>311<br>131<br>500 |  | 2<br>3<br>2<br>15 |  | MEASURED<br>MEAS+INSPCTD<br>MEASURED<br>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                                                                                                                 |  | 104                                                                        |  | TWO FAM           |  | IND                                                             |  |                                                                     |  |                    |  |        |  | 10,010 SF                      |  | 8.47       |  | 1.000                                                |  | 5       |  | LAND    |  | 0.90                     |  | MA                |  | 1.00                                                 |  | CLOC  |  | 0               |  | 1.000  |  | 7.62          |  | 76,300     |  |
| Total Card Land Units                                                                                             |  |                                                                            |  |                   |  |                                                                 |  |                                                                     |  |                    |  |        |  | 0.230                          |  | AC         |  | Parcel Total Land Area:                              |  |         |  | 0.2298  |  |                          |  | Total Land Value  |  |                                                      |  |       |  |                 |  |        |  | 76,300        |  |            |  |

| 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          | 2    | CONC BLOCK   | MIXED USE                       |             |             |
| Exterior Wall 1     | 5    | ASBESTOS     | Code                            | Description | Percentage  |
| Exterior Wall 2     | 4    | VINYL        | 104                             | TWO 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                   | 89.48       |             |
| Interior Floor 1    | 3    | HARDWOOD     | RCN                             | 211,660     |             |
| Interior Floor 2    | 4    | CARPET       | Net Other Adj                   |             |             |
| Heat Fuel           | 2    | GAS          | Year Built                      | 1920        |             |
| Heat Type           | 5    | STEAM        | Effective Year Built            | 1975        |             |
| AC Type             | 01   | NONE         | Depreciation Code               | AV          |             |
| Bedrooms            | 4    |              | Remodel Rating                  |             |             |
| Full Baths          | 2    |              | Year Remodeled                  |             |             |
| Half Baths          | 0    |              | Depreciation %                  | 43          |             |
| Extra Fixtures      | 0    |              | Functional Obsol                |             |             |
| Total Rooms         | 8    |              | External Obsol                  |             |             |
| Bath Style          | A    | AVERAGE      | Cost Trend Factor               | 1           |             |
| Half Bath Style     |      |              | Condition                       |             |             |
| Kitchens            | 2    |              | % Complete                      |             |             |
| Kitchen Style       | A    | AVERAGE      | Overall % Condition             | 57          |             |
| Extra Kitchens      | 0    |              | RCNLD                           | 120,600     |             |
| 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 |
|                                                                    |             |    |          |     |       |            |        |   |      |      |     |      |            |

| BUILDING SUB-AREA SUMMARY SECTION |             |        |       |          |           |                |
|-----------------------------------|-------------|--------|-------|----------|-----------|----------------|
| Subarea                           | Description | Living | Gross | Eff Area | Unit Cost | Undeprec Value |
| BMT                               | BASEMENT    | 0      | 888   |          | 21.01     | 18,660         |
| FFL                               | 1ST FLOOR   | 888    | 888   |          | 104.83    | 93,093         |
| OFP                               | OPEN PORCH  | 0      | 192   |          | 10.37     | 1,992          |
| SFL                               | 2ND FLOOR   | 888    | 888   |          | 104.83    | 93,093         |
| STG                               | STORAGE     | 0      | 30    |          | 41.93     | 1,258          |
| WDK                               | WOOD DECK   | 0      | 240   |          | 14.85     | 3,564          |
| Ttl Gross Liv / Lease Area        |             | 1,776  | 3,126 | 2,019    |           | 211,660        |

