

Property Location

28 ABBEY LN

Vision ID

6547

Account #

6651

Map ID

30/ 33/ 3/ /

Bldg #

1

Bldg Name

Sec # 1 of 1

Card #

1 of 1

State Use

101

Print Date

11-04-2020 12:12:56

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW			
FONTANA MARIANNE 28 ABBEY LN EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed				
						RESIDNTL.	101	380300	380,300				
						RES LAND	101	135500	135,500				
						RESIDNTL.	101	500	500				
		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_381514_2844233						Total				516,300	516,300		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
FONTANA MARIANNE		14426	0217	08-19-2004	U	V	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FONTANA,DAVID E		14338	0223	07-15-2004	U	V	125,000		2020	101	369,300	2019	101	352,200	2018	101	351,000
DAVIS JOHN + STEPHEN A,		9348	0266	12-22-1995	U	V	1	1		101	135,500		101	131,500		101	131,500
DAVIS JOHN + STEPHEN A,		0000	0000		U		0			101	500		101	500		101	500
		Total							Total		505300	Total		484200	Total		483000

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				Appraised BLDG. Value (Card) 380,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 500 Appraised Land Value (Bldg) 135,500 Special Land Value 0 Total Appraised Parcel Value 516,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 516,300			
Nbhd	Nbhd Name	B	Tracing				
0001			101	NV			

NOTES															
AREA PER SURVEY FY 86 95 SALE INCLUDES 20-7-0, 18-35-0,18-34-0,19-10-0 SUB DIV#924 REVIEW THE DATA															

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	
201200135	01-18-2012	GEN	GENERATOR	8,220					06-27-2019			334	3	MEAS+INSPCTD	
139	05-29-2007	10	SHED	3,000				12` X 8`	06-15-2012			317	15	PERMIT VISIT	
388	12-15-2004	7	REMODEL	18,000				OC 3/2/2005	02-12-2008			AO			
236	08-12-2004	2	DWELLING	171,025				OC 3/2/2005	02-04-2008			317	15	PERMIT VISIT	
									07-14-2005			274	14	INSPECTED	
									07-07-2005			274	2	MEASURED	
									01-03-2005			311	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	RAA				40,000 SF	2.39	1.400	9	LAND	1.00	NV	1.00			0		1.000	3.35	134,000	
1	101	ONE FAM	RAA				0.220 AC	7,000	1.000	0		1.00	NV	1.00			0		1.000	7,000	1,500	
Total Card Land Units							1.138 AC	Parcel Total Land Area: 1.1383							Total Land Value							135,500

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Bldg # 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	74.08	
Interior Floor 1	4	CARPET	RCN	422,578	
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built	2004	
Heat Type	1	FORCED H/A	Effective Year Built	2008	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	3		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %	10	
Extra Fixtures	2		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	90	
Extra Kitchens	0		RCNLD	380,300	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	841		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	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	96	7.48	2007	70	0.00	GD	A	1.00	500
GEN	GENERATO			B	0	0.00	2010	90	1.00	AV	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	2,102		21.68	45,579
CFL	CATHEDRAL CE	640	640		111.74	71,515
EFB	ENCL PORCH	0	196		32.67	6,403
FFL	1ST FLOOR	1,462	1,462		108.52	158,657
GAR	GARAGE	0	820		43.41	35,595
HST	HALF STORY	338	676		54.26	36,680
PAT	PATIO	0	280		5.43	1,519
TQS	3/4 STORY	614	819		81.36	66,631
Ttl Gross Liv / Lease Area		3,054	6,995	3,894		422,578

