

Property Location

26 FENWAY LN

Map ID

58/ 67/ A/ I

Bldg Name

State Use

101

Vision ID

6599

Account #

6707

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 12:20:35

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
PERSAUD MARTIN P PERSAUD MARISA E 26 FENWAY LN EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																							
										RESIDENTL.		101		275100		275,100																							
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		106800		106,800																							
		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								381,900		381,900																			
GIS ID		F_388203_2857378																																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																							
PERSAUD MARTIN P RICHARD CHARLES H, CARANDO PETER F JR,				19348 13892 0000		0595 0419 0000		07-16-2012 01-09-2004		U U U		I V		358,000 150,000 0		00 1		Year		Code		Assessed		Year		Code		Assessed											
																		2020		101		263,600		2019		101		256,100		2018		101		239,300					
																				101		106,800				101		103,600				101		103,600					
																		Total				370400		Total				359700		Total				342900					
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						101		NV																															
NOTES																																							
SUB DIV 955																																							
BUILDING PERMIT RECORD																																							
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result											
362		11-16-2005		2		DWELLING		175,000				0				SEE NOTES		05-01-2018						333		2		MEASURED											
																		07-30-2009						400		14		INSPECTED											
																		01-28-2009						317		15		PERMIT VISIT											
																		12-07-2007						317		3		MEAS+INSPCTD											
																		04-26-2007						311		2		MEASURED											
																		01-13-2006						311		2		MEASURED											
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		RA								40,000 SF		2.39		1.240		8		LAND		0.90		NG		1.00		ESM2		0		1.000		2.67		106,800	
1		101		ONE FAM		RA								0.000 AC		7,000		1.000		0				1.00		NG		1.00				0		1.000		7,000		0	
Total Card Land Units														0.918		AC		Parcel Total Land Area:				0.9183				Total Land Value										106,800			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
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		88.17
Interior Floor 1	3	HARDWOOD	RCN		299,075
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2006
Heat Type	1	FORCED H/A	Effective Year Built		2010
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		8
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		92
Extra Kitchens	0		RCNLD		275,100
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		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	1,136		22.00	24,987	
CFL	CATHEDRAL CE	440	440		113.33	49,864	
FFL	1ST FLOOR	715	715		110.08	78,704	
GAR	GARAGE	0	484		44.12	21,355	
SFL	2ND FLOOR	729	729		110.08	80,245	
TQS	3/4 STORY	363	484		82.56	39,957	
WDK	WOOD DECK	0	255		15.54	3,963	
Ttl Gross Liv / Lease Area		2,247	4,243	2,717		299,075	

