

Property Location

144 PATTERSON AV

Map ID

3A/ 47/ 2/ /

Bldg Name

State Use

101

Vision ID

6614

Account #

6723

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 12:22:37

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
KAHI GEORGE J 144 PATTERSON AVE EAST LONGMEADOW MA 01028 GIS ID F_376626_2853349		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																							
										RESIDNTL.		101		296000		296,000																							
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		84800		84,800																							
		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								380,800		380,800																			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
KAHI GEORGE J CARABETTA MICHAEL D/B/A,R E M CONST REL ROMAN CATHOLIC BISHOP,		17099 15580 0000		0580 0514 0000		01-03-2008 12-19-2005		U U U		I I		397,000 685,000 0		1		Year		Code		Assessed		Year		Code		Assessed													
														2020		101 101		286,800 84,800		2019		101 101		279,100 82,300		2018		101 101		258,300 82,300									
																Total		371600		Total		361400		Total		340600													
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																		APPRAISED VALUE SUMMARY																					
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)								296,000																					
0001						101		MA		Appraised Xf (B) Value (Bldg)								0																					
																		Appraised Ob (B) Value (Bldg)		0																			
																		Appraised Land Value (Bldg)		84,800																			
																		Special Land Value		0																			
																		Total Appraised Parcel Value		380,800																			
																		Valuation Method		C																			
																		Adjustment																					
																		Net Total Appraised Parcel Value		380,800																			
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											
201701048 225		04-12-2017 07-24-2007		62 2		SOLAR DWELLING		32,032 160,000		05-22-2018		100		05-22-2018		SOLAR ON FRONT SEE NOTES		05-22-2018 06-27-2014 12-02-2009 11-21-2008 12-21-2007						400 317 317 317 317		15 2 15 15 3		PERMIT VISIT MEASURED PERMIT VISIT PERMIT VISIT 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		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	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys	1.00	
Stories	2.00	2 STORY	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		88.14
Interior Floor 1	3	HARDWOOD	RCN		321,698
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built		2007
Heat Type	1	FORCED H/A	Effective Year Built		2010
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	5		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		8
Extra Fixtures	4		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		92
Extra Kitchens	0		RCNLD		296,000
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
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2012	92	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	972		23.61	22,945	
CFL	CATHEDRAL CE	130	130		121.91	15,848	
FFL	1ST FLOOR	842	842		118.27	99,584	
GAR	GARAGE	0	484		47.41	22,945	
SFL	2ND FLOOR	1,326	1,326		118.27	156,828	
WDK	WOOD DECK	0	216		16.43	3,548	
Ttl Gross Liv / Lease Area		2,298	3,970	2,720		321,698	

