

Property Location 123 DEARBORN ST		Map ID 24/ 170/ 0/ /		Bldg Name		State Use 101	
Vision ID 6631		Account # 6742		Bldg # 1		Print Date 11-04-2020 12:25:01	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
DANGELO NICHOLAS DANGELO BETH 123 DEARBORN ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDENTL.	101	297800	297,800												
		DRAINAGE		VIEW	COMMUNITY	RES LAND	101	90100	90,100												
		SUPPLEMENTAL DATA																			
		Alt Prcl ID SP Permit Chapter Land OC Dates 7/28/2017 In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#		Total		387,900	387,900												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
DANGELO NICHOLAS		21791	0050	07-31-2017	Q	I	385,000	00	Year	Code	Assessed	Year	Code	Assessed							
CARABETTA MICHAEL		20683	0213	04-29-2015	U	V	100	1A	2020	101	285,600	2019	101	278,000							
CARABETTA ROCCO		19617	0108	12-28-2012	U	V	100	1A		101	90,100	2018	101	249,800							
CARABETTA MICHAEL,		15189	0143	07-21-2005	U	I	266,800	1						87,500							
ACCORDSI WILLIAM F +,		0000	0000		U		0		Total		375700	Total		365500							
									Total			Total		337300							
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) 297,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 90,100 Special Land Value 0 Total Appraised Parcel Value 387,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 387,900												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						132		MA													
NOTES																					
SUB DIV 979-FY13 SUB DIV 1089 BK PLANS									0) BK 20275 P514 DATED 5/9/2014												
362-7 - NEW LOT 7- 6619 SF FROM PARCEL																					
24-169-1-																					
FY15 PLAN 1110 BK PG 368-103																					
ESMT B RIGHTS TO BE OBTAINED BY																					
M CARABETTA (2355 SF FROM PARCEL 24-169-																					
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							
201402390	09-16-2014	2	DWELLING	170,000	06-21-2017	95		OC 7/28/2017 2048	07-28-2017			400	25	OC VISIT							
									06-21-2017			317	15	PERMIT VISIT							
									03-03-2017			317	15	PERMIT VISIT							
									07-01-2016			317	15	PERMIT VISIT							
									06-19-2015			317	15	PERMIT VISIT							
									05-15-2015			317	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				25,445 SF	3.54	1.000	5	LAND	1.00	MA	1.00	ESMT		0		1.000	3.54	90,100
Total Card Land Units							0.584	AC	Parcel Total Land Area: 0.5841							Total Land Value					90,100

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		92.25
Interior Floor 1	3	HARDWOOD	RCN		307,044
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2015
Heat Type	1	FORCED H/A	Effective Year Built		2015
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		3
Extra Fixtures	2		Functional Obsol		
Total Rooms	7		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		97
Extra Kitchens			RCNLD		297,800
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			Cost to Cure Ovr Comment		
Frame	1	WOOD			

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	849		26.67	22,645
CFL	CATHEDRAL CE	56	56		137.97	7,726
FFL	1ST FLOOR	807	807		133.21	107,499
GAR	GARAGE	0	445		53.28	23,711
OPF	OPEN PORCH	0	126		13.74	1,732
SFL	2ND FLOOR	1,052	1,052		133.21	140,135
WDK	WOOD DECK	0	196		18.35	3,597
Ttl Gross Liv / Lease Area		1,915	3,531	2,305		307,044

