

Property Location Vision ID 920		255 CHESTNUT ST Account # 945		Map ID 18/ 28/ 15/ / Bldg # 1		Bldg Name Sec # 1 of 1		Card # 1 of 1		State Use 101 Print Date 11-03-2020 10:52:55	
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CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
FYFE SUSAN L FYFE HAYDEN W 255 CHESTNUT ST EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	86800	86,800		
						RES LAND	101	78800	78,800		
						RESIDNTL.	101	6400	6,400		
		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_379919_2846331						Total				172,000	172,000

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
FYFE SUSAN L NATALE NANCY R HEIRS ,+ DEVISEES OF		17712	0134	03-27-2009	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		04184	0333	10-02-1975	U	I	0		2020	101	82,200	2019	101	79,800	2018	101	77,200
										101	78,800		101	76,500		101	76,500
										101	6,400		101	6,400		101	6,600
								Total		167400	Total		162700	Total		160300	

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) 86,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 6,400 Appraised Land Value (Bldg) 78,800 Special Land Value 0 Total Appraised Parcel Value 172,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 172,000									
Total			0.00															

ASSESSING NEIGHBORHOOD					
Nbhd	Nbhd Name	B	Tracing	Batch	
0001			101	MA	

NOTES									
2008-PROBATE DOC# 08P0434EP									

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					
36	03-12-2007	25	WINDOWS	1,297				ONE WINDOW	03-16-2018			333	3	MEAS+INSPCTD					
150	01-01-1984	MN	Manual Note					REMODEL K	01-11-2008			317	15	PERMIT VISIT					
	01-01-1981	MN	Manual Note	3,820				SOLAR SYS	03-30-2004			AO	11	ENTRY DENIED					
									03-25-2004			AO	22	MAILER SENT					
									12-05-2003			274	2	MEASURED					
									05-13-1992			131	14	INSPECTED					
									08-05-1991			131	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				17,588 SF	4.98	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	4.48	78,800	
Total Card Land Units							0.404	AC	Parcel Total Land Area: 0.4038							Total Land Value							78,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	113.94	
Interior Floor 2			RCN	152,342	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1952	
AC Type	01	NONE	Effective Year Built	1975	
Bedrooms	2		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	86,800	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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
03	GARAGE	OB	Outbuildi	L	308	28.18	1952	60	0.00	AV	A	1.00	5,200
02	SHED/FR			L	60	7.48	1952	60	0.00	AV	P	0.75	200
02	SHED/FR			L	150	7.48	1952	60	0.00	AV	F	0.90	600
SHW	Solar Hot Wa			B	1	1.00	1975	57	1.00	AV	A	1.00	0
02	SHED/FR			L	80	7.48	2010	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	984		25.39	24,989	
EFB	ENCL PORCH	0	48		37.00	1,776	
FFL	1ST FLOOR	984	984		126.85	124,816	
OPF	OPEN PORCH	0	56		13.59	761	
Ttl Gross Liv / Lease Area		984	2,072	1,201		152,342	

