

State Use 101
Print Date 11/9/2021 8:25:13 AM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																								
FONTANA MARIANNE 28 ABBEY LN EAST LONGMEADOW MA 01028 GIS ID F_381514_2844233												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		308100		308,100																		
												RES LAND		101		145900		145,900																		
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		500		500																		
				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		454,500		454,500																				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																				
FONTANA MARIANNE FONTANA,DAVID E DAVIS JOHN + STEPHEN A, DAVIS JOHN + STEPHEN A,				14426 0217		08-19-2004		U		V		100		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed				
				14338 0223		07-15-2004		U		V		125,000				2021		101		380,300		2020		101		369,300		2019		101		352,200				
				09348 0266		12-22-1995		U		V		1		1				101		135,500				101		135,500				101		131,500				
				00000 0000				U				0						101		500				101		500				101		500				
				Total		0.00										Total		516,300		Total		505,300		Total		484,200										
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 BLDG. Value (Card) 308,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 500 Appraised Land Value (Bldg) 145,900 Special Land Value 0 Total Appraised Parcel Value 454,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 454,500																		
Nbhd		Nbhd Name		B		Tracing		Batch																												
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										11-24-2020						250		24		ABATEMENT VI								
139		05-29-2007		10		SHED		3,000								12` X 8`		06-27-2019						334		3		MEAS+INSPCTD								
388		12-15-2004		7		REMODEL		18,000								OC 3/2/2005		06-15-2012						317		15		PERMIT VISIT								
236		08-12-2004		2		DWELLING		171,025								OC 3/2/2005		02-12-2008						AO												
																		02-04-2008						317		15		PERMIT VISIT								
																		07-14-2005						274		14		INSPECTED								
																		07-07-2005						274		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		RAA				40,000	SF	2.58	1.400	9	LAND	1.00	NV	1.00				0			1.000	3.61		144,400										
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																		1.14		AC	Parcel Total Land Area:		1.14		Total Land Value										145,900	

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 11/9/2021 8:25:13 AM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmnt 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	77.78	
Interior Floor 1	4	CARPET	RCN	440,156	
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	20	
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style	G	GOOD	Condition	CF	
Kitchens	1		% Complete	70	
Kitchen Style	G	GOOD	Overall % Condition	70	
Extra Kitchens	0		RCNLD	308,100	
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	70	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		22.59	47,474
CFL	CATHEDRAL CE	640	640		116.39	74,490
EFB	ENCL PORCH	0	196		34.03	6,669
FFL	1ST FLOOR	1,462	1,462		113.03	165,256
GAR	GARAGE	0	820		45.21	37,075
HST	HALF STORY	338	676		56.52	38,206
PAT	PATIO	0	280		5.65	1,582
TQS	3/4 STORY	614	819		84.74	69,403
Ttl Gross Liv / Lease Area		3,054	6,995	3,894		440,156

