

State Use 101
Print Date 11/9/2021 9:18:20 AM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
FAZIO ALDO FAZIO AMANDA 76 LEE ST EAST LONGMEADOW MA 01028 GIS ID F_386658_2844373												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	315400		315,400												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	99400		99,400												
												RESIDNTL.		101	17500		17,500												
				SUPPLEMENTAL DATA																									
Alt Prcl ID 6974				Received																									
SP Permit				NIA																									
Chapter Land				Field 8																									
OC Dates 12/22/2014				Field 9																									
In+Ex FY				Field 10																									
Mailed				Assoc Pid#																									
										Total		432,300		432,300															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
FAZIO ALDO HAWLEY JESSIE M + JASON L BEDROCK FINANCIAL LLC TR GOLDSTEIN MARIE L EST OF				21922		0565		10-30-2017		U		I		394,000		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				20567		0434		01-16-2015		Q		I		362,000		00		2021	101	302,400	2020	101	289,800	2019	101	281,900			
				20222		0289		03-19-2014		U		I		270,000		1			101	91,700		101	91,700		101	89,200			
				11832		0182		12-04-2000		U		I		1		1A			101	17,500		101	14,300		101	14,300			
																		Total	411,600	Total	395,800	Total	385,400						
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				APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 315,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 17,500 Appraised Land Value (Bldg) 99,400 Special Land Value 0 Total Appraised Parcel Value 432,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 432,300																	
0001																													
NOTES																													
FY16 PLAN 1120																													
25620 SF FROM PARCEL 54-6-0																													
BK PG 369-74-NEW LOT 3																													
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	
201702859		11-07-2017		11		POOL		23,500		02-27-2018		100		02-27-2018		18X36 INGROUND		02-27-2018						333		15		PERMIT VISIT	
201401701		05-05-2014		2		DWELLING		179,000		01-05-2015		100		01-05-2015		OC 12/22/2014 2		11-15-2017						400		14		INSPECTED	
																		01-05-2015		01				400		25		OC VISIT	
																		06-27-2014						317		15		PERMIT VISIT	
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				25,620	SF	3.81	1.190	7	LAND	0.95	MG	1.00	50 FT WIDE RE			0	TRF2	0.9	1.000	3.88	99,400				
Total Card Land Units 0.59 AC																		Parcel Total Land Area: 0.59				Total Land Value 99,400							

Property Location 76 LEE ST
Vision ID 6974

Account # 6974

Map ID 54/ 6/ 3/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

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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		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	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	93.55	
Interior Floor 2			RCN	325,149	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2014	
AC Type	03	FULL	Effective Year Built	2015	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	3	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens			Overall % Condition	97	
Extra Kitchen St			RCNLD	315,400	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac			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
11	POOL I-V	OB	Outbuildi	L	648	29.00	2017	70	0.00	GD	G	1.25	16,400
02	SHED/FR			L	216	7.48	2017	70	0.00	GD	A	1.00	1,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	950		24.88	23,634	
FFL	1ST FLOOR	950	950		124.39	118,168	
GAR	GARAGE	0	504		49.85	25,126	
OPF	OPEN PORCH	0	40		12.44	498	
PAT	PATIO	0	224		6.11	1,368	
SFL	2ND FLOOR	1,234	1,234		124.39	153,494	
WDK	WOOD DECK	0	166		17.23	2,861	
Ttl Gross Liv / Lease Area		2,184	4,068	2,614		325,149	

