

Property Location

75 FAIRVIEW ST

Map ID

12A/ 70/ A/ /

Bldg Name

State Use

101

Vision ID

135

Account #

138

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 11:36:41

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
MCCANDLISH EDWARD C MCCANDLISH CHRISTIANNE F 75 FAIRVIEW STREET EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	168800	168,800		
						RES LAND	101	101500	101,500		
						RESIDNTL.	101	16000	16,000		
		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_379407_2854492						Total				286,300	286,300

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCCANDLISH EDWARD C MCDONAGH JEROME W + COLLEEN B, CRUZ DOMINGA TORRES STEPHEN CALO DOMINGAA		16895	0018	08-29-2007	U	I	215,000	1 1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		09960	0081	08-12-1997	U	I	117,000		2022	101	152,700	2021	101	131,800	2020	101	125,100
		09828	0480	04-16-1997	U	I	96,602			101	92,300		101	85,500		101	85,500
		07167	0326	05-15-1989	U	I	130,000										
		07105	0241	02-27-1989	U	I	1										
		Total						245,000		Total		217,300		Total		210,600	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor	
Year	Code	Description	Amount	Code	Description	YEAR	Amount		
Total			0.00						

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	Tracing	Batch	
0001		101	MA	

NOTES	
SUB DIV # 565 + 573	

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	
202202342	07-18-2022	11	POOL	10,974		0		18' AG POOL- ALUM	06-08-2022		1	334	15	PERMIT VISIT	
202102842	09-17-2021	12	REROOF	15,244	06-08-2022	100	06-08-2022		06-29-2021			400	15	PERMIT VISIT	
202102820	09-14-2021	91	INSULATION	3,573		0			05-22-2019			334	15	PERMIT VISIT	
202102131	06-17-2021	3	GARAGE	35,500	06-08-2022	100	06-08-2022	20X26 DETACHED	12-29-2016			317	2	MEASURED	
202101574	04-29-2021	62	SOLAR	56,650	06-29-2021	100	06-29-2021		05-28-2004			319	14	INSPECTED	
201802222	06-22-2018	7	REMODEL	7,500	05-22-2019	100	05-22-2019	BATH NVC	03-22-2004			316	2	MEASURED	
282	10-22-2003	12	REROOF	1,700				NVC	01-27-2004			311	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	RC				11,738 SF	8.65	1.000	5	LAND	1.00	MA	1.00			0		1.000	8.65	101,500		
Total Card Land Units							0.27	AC	Parcel Total Land Area: 0.27							Total Land Value							101,500

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	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	113.46	
Interior Floor 2	6	CERAMIC TL	RCN	241,187	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1960	
AC Type	01	NONE	Effective Year Built	1991	
Bedrooms	2		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	4		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	168,800	
FBM Sqft	1056		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	1		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
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2021	70	1.00	AV	A	0.00	0
02	SHED/FR			L	80	7.48	2022	60	0.00	AV	A	1.00	400
03	GARAGE	OB	Outbuildi	L	520	28.18	2022	85	0.00	VG	G	1.25	15,600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,320		26.13	34,493	
FFL	1ST FLOOR	1,320	1,320		130.65	172,463	
GAR	GARAGE	0	550		52.26	28,744	
OFP	OPEN PORCH	0	132		12.87	1,698	
PAT	PATIO	0	184		6.39	1,176	
STG	STORAGE	0	50		52.26	2,613	
Ttl Gross Liv / Lease Area		1,320	3,556			241,187	

