

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
KASUNICK MARY C 5 FAIRVIEW ST EAST LONGMEADOW MA 01028 GIS ID F_380014_2853216										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	99400				99,400														
										RES LAND		101	96700		96,700																		
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	600				600														
				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		196,700		196,700																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
KASUNICK MARY C LEAHY,WILLIAM G TORCIA,MICHAEL TRINCERI,ROBERT F STEELE RUTH E,				16606 0126		04-05-2007		U		I		172,000		1		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				11051 0357		12-28-1999		U		I		72,500				2022		101		88,100		2021		101		84,800		2020		101		80,600	
				11011 0088		11-23-1999		U		I		92,000						101		87,900				101		81,600				101		81,600	
				10928 0251		09-15-1999		U		I		88,000						101		600				101		600				101		600	
				02405 0561		08-01-1955		U		I		0																					
														Total		176,600		Total		167,000		Total		162,800									
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				Tracing				Batch																					
0001								101				MA																					
NOTES																																	
SUB DIV #852																Appraised BLDG. Value (Card)										99,400							
																Appraised Xf (B) Value (Bldg)										0							
																Appraised Ob (B) Value (Bldg)										600							
																Appraised Land Value (Bldg)										96,700							
																Special Land Value										0							
																Total Appraised Parcel Value										196,700							
																Valuation Method										C							
																Adjustment																	
																Net Total Appraised Parcel Value										196,700							
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					
202103128		11-02-2021		25		WINDOWS		4,353		06-13-2022		100		06-13-2022		6 WINDOWS=NVC		10-31-2014 03-25-2004 11-06-2003 07-25-1980						317 250 274 500		2 22 2 3		MEASURED MAILER SENT MEASURED MEAS+INSPCTD					
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				12,528	SF	8.13	1.000	5	LAND	0.95	MA	1.00	BCOR		0			1.000	7.72	96,700									
Total Card Land Units																0.29	AC	Parcel Total Land Area:		0.29	Total Land Value										96,700		

Property Location 5 FAIRVIEW ST
 Vision ID 1589 Account # 1624

Map ID 25/ 23/ 2/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 12/12/2022 2:58:18 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 Stories	Units	1	
Foundation	2		MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	102.92	
Interior Floor 1	3	HARDWOOD	RCN	174,342	
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built	1910	
Heat Type	3	FORCED H/W	Effective Year Built	1978	
AC Type	03	FULL	Depreciation Code	AV	
Bedrooms	2		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %	43	
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	57	
Extra Kitchens	0		RCNLD	99,400	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	627		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	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	140	7.48	1960	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	895		25.18	22,532
EFB	ENCL PORCH	0	148		62.94	9,315
FFL	1ST FLOOR	853	853		125.88	107,375
HST	HALF STORY	157	313		63.14	19,763
UHS	UNFIN HALF STORY	0	313		37.80	11,833
WDK	WOOD DECK	0	140		25.18	3,525
Ttl Gross Liv / Lease Area		1,010	2,662			174,342

