

Property Location

48 FAIRVIEW ST

Map ID

14/ 29/ 3/ /

Bldg Name

State Use

101

Vision ID

270

Account #

277

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 11:54:49

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
PEZZETTA CHRISTIE 15 SHAW ST EAST LONGMEADOW MA 01028 GIS ID F_379416_2853856		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed												
										RESIDNTL.	101	170700	170,700												
										RES LAND	101	100700	100,700												
		DRAINAGE				VIEW		COMMUNITY		RESIDNTL.	101	400	400												
										Total				271,800		271,800									
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
PEZZETTA CHRISTIE PEZZETTA,JOHN LINDWALL ERIC J, HUBBELL DOROTHY S HEIRS O		13877 0057		01-02-2004		U I		I		1		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
		11820 0342		08-20-2001		U I		I		89,900				2022	101	153,200	2021	101	146,700	2020	101	113,600			
		08567 0336		09-22-1993		U I		I		87,000					101	91,500		101	84,800		101	84,800			
		01903 0204		11-03-1947		U I		I		0					101	400		101	400		101	400			
														Total		245,100		Total		231,900		Total		198,800	
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														APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name		Tracing		Batch										Appraised BLDG. Value (Card)				170,700					
0001				101		MA										Appraised Xf (B) Value (Bldg)				0					
														Appraised Ob (B) Value (Bldg)								400			
														Appraised Land Value (Bldg)								100,700			
														Special Land Value								0			
														Total Appraised Parcel Value								271,800			
														Valuation Method								C			
														Adjustment											
														Net Total Appraised Parcel Value								271,800			
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											
201902662	08-13-2019	7	REMODEL	67,000	07-06-2020	100		OC 6/8/2005 NVC	07-13-2020			400	15	PERMIT VISIT											
314	10-07-2004	4	ADDITION	80,000					07-06-2020				334	15	PERMIT VISIT										
									04-18-2018				333	3	MEAS+INSPCTD										
									02-01-2008				317	15	PERMIT VISIT										
									12-21-2006				311	15	PERMIT VISIT										
									12-29-2005				311	3	MEAS+INSPCTD										
								12-05-2005				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				10,000 SF	10.07	1.000	5	LAND	1.00	MA	1.00			0		1.000	10.07	100,700				
Total Card Land Units							0.23	AC	Parcel Total Land Area: 0.23							Total Land Value							100,700		

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+	AVG. (+)	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	5	ASBESTOS	Code	Description	
Exterior Wall 2	2	CLAPBOARD	101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2	1	DRYWALL	COST / MARKET VALUATION		
Interior Floor 1	5	LINO/VINYL	Adj Base Rate	121.38	
Interior Floor 2	3	HARDWOOD	RCN	243,832	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1948	
AC Type	03	FULL	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating	03	
Half Baths	0		Year Remodeled	2019	
Extra Fixtures	1		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	170,700	
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
02	SHED/FR			L	80	7.48	2013	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	720		29.31	21,101	
FFL	1ST FLOOR	1,484	1,484		146.53	217,456	
OFP	OPEN PORCH	0	28		15.70	440	
WDK	WOOD DECK	0	167		28.96	4,836	
Ttl Gross Liv / Lease Area		1,484	2,399			243,832	

