

Property Location

35 FISHER AV

Map ID

14A/ 26/ B/ /

Bldg Name

State Use

104

Vision ID

302

Account #

310

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 11:59:24

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
SABADOSA RUSSELL TR 444A NORTH MAIN ST #331 EAST LONGMEADOW MA 01028 GIS ID F_378379_2853386		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	104	126800	126,800												
						RES LAND	104	90600	90,600												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA				Total				217,400	217,400										
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
SABADOSA RUSSELL TR FITZGERALD THOMAS E + MARGARET, FITZGERALD THOMAS E + MCKANNA		15535	0004	11-29-2005	U	I	213,000	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		08494	0487	07-19-1993	U	I	1		2022	104	114,100	2021	104	120,600	2020	104	115,100				
		06747	0480	02-03-1988	U	I	127,000			104	82,500		104	76,300		104	76,300				
		05892	0368	09-06-1985	U	I	67,000		Total		196,600	Total		196,900	Total		191,400				
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		Tracing		Batch															
0001				104		MA															
NOTES																					
SUB DIV #583																					
BUILDING PERMIT RECORD																					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result							
211	01-01-1986	MN	Manual Note					DEMO POECH	04-20-2021			333	14	INSPECTED							
									02-03-2017			119	2	MEASURED							
									03-04-2004			311	3	MEAS+INSPCTD							
									10-10-1992			131	2	MEASURED							
									07-10-1985			500	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	104	TWO FAM	IND				10,010 SF	10.06	1.000	5	LAND	0.90	MA	1.00	CLOC		0		1.000	9.05	90,600
Total Card Land Units							0.23	AC	Parcel Total Land Area:				0.23	Total Land Value							90,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	12	MULTI-CONV	Basement Floor	12	CONCRETE
Model	03	MULTI-FAMILY	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	2.00	
Stories	2.00	2 STORY	Units	2	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	5	ASBESTOS	Code	Description	
Exterior Wall 2	4	VINYL	104	TWO FAM	
Roof Structure	1	GABLE		Percentage	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		104.65
Interior Floor 2	4	CARPET	RCN		243,753
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1920
AC Type	01	NONE	Effective Year Built		1973
Bedrooms	4		Depreciation Code		FA
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		48
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	2		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		52
Extra Kitchen St			RCNLD		126,800
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

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	888		24.03	21,342
FFL	1ST FLOOR	888	888		119.90	106,470
OFP	OPEN PORCH	0	192		11.86	2,278
SFL	2ND FLOOR	888	888		119.90	106,470
STG	STORAGE	0	30		47.96	1,439
WDK	WOOD DECK	0	240		23.98	5,755
Ttl Gross Liv / Lease Area		1,776	3,126			243,753

