

State Use 101
Print Date 12/12/2022 8:50:08 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
FALVO ALEXANDRO FALVO KELLY L 74 HILLSIDE DR EAST LONGMEADOW MA 01028 GIS ID F_385172_2851675												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	239400		239,400										
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	124400		124,400										
												RESIDENTL.		101	1000		1,000										
				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		364,800		364,800											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)														
FALVO ALEXANDRO MAURER,MARK C BROWN BARBARA ANNE,				17892 0424		07-15-2009		U	I	280,000		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
				15066 0236		06-01-2005		U	I	232,500			2022	101	216,600	2021	101	207,800	2020	101	199,500						
				02657 0100		01-27-1959		U	I	0				101	112,000		101	103,900		101	103,900						
														101	1,000		101	1,000		101	1,000						
				Total									Total	329,600	Total		312,700		Total		304,400						
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						101				MG																	
NOTES																											
												Appraised BLDG. Value (Card)										239,400					
												Appraised Xf (B) Value (Bldg)										0					
												Appraised Ob (B) Value (Bldg)										1,000					
												Appraised Land Value (Bldg)										124,400					
												Special Land Value										0					
												Total Appraised Parcel Value										364,800					
												Valuation Method										C					
												Adjustment															
												Net Total Appraised Parcel Value										364,800					
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									
201300183	01-17-2013	20	WOOD STOVE		400				NVC				07-18-2019			334	2	MEASURED									
78	03-31-2010	54	FENCE		4,500				NVC				05-28-2013			317	15	PERMIT VISIT									
209	06-22-2005	4	ADDITION		32,000				10` X 16` ADD TO KI				12-30-2010			317	15	PERMIT VISIT									
												02-10-2010			317	16	FIELDREV CHG										
												10-09-2009			317	3	MEAS+INSPCTD										
												01-23-2006			311	15	PERMIT VISIT										
												07-18-2002			274	3	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	RA				16,496 SF	6.28	1.200	7	LAND	1.00	MG	1.00			0		1.000	7.54	124,400						
Total Card Land Units															0.38 AC		Parcel Total Land Area:		0.38		Total Land Value					124,400	

Property Location 74 HILLSIDE DR
 Vision ID 3978 Account # 4044

Map ID 49/ 79/ 23/ /
 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	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	1	
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	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	115.23	
Interior Floor 2			RCN	257,373	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2000	
AC Type	03	FULL	Effective Year Built	2014	
Bedrooms	3		Depreciation Code	VG	
Full Baths	2		Remodel Rating	03	
Half Baths	0		Year Remodeled	2005	
Extra Fixtures	0		Depreciation %	7	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	93	
Extra Kitchen St			RCNLD	239,400	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		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	200	7.48	2009	70	0.00	GD	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,425		26.70	38,045	
FFL	1ST FLOOR	1,605	1,605		133.49	214,255	
OFP	OPEN PORCH	0	66		14.16	934	
PAT	PATIO	0	619		6.69	4,138	
Ttl Gross Liv / Lease Area		1,605	3,715			257,373	

