

Property Location

15 FAIRHAVEN DR

Map ID

6/ 98/ 6/ /

Bldg Name

State Use

101

Vision ID

4638

Account #

4711

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 10:27:17

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW																									
TRANGHESE DONALD J TRANGHESE DAPHNE A 15 FAIRHAVEN DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed																										
						RESIDNTL.	101	149400	149,400																										
						RES LAND	101	103900	103,900																										
						RESIDNTL.	101	1400	1,400																										
		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_376447_2847983						Total				254,700	254,700																								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)																											
TRANGHESE DONALD J TRANGHESE DONALD J TRANGHESE DONALD J, ALDEN DORIS F,		36792	LC	04-11-2016	U	I	0	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																		
		35442	LC	12-19-2012	U	I	6,000	1A	2022	101	134,500	2021	101	129,000	2020	101	122,500																		
		LC-30	0000	03-15-2002	U	I	125,000			101	94,600		101	87,500		101	87,500																		
		LC00	0000	05-10-1971	U	I	0			101	1,400		101	1,400		101	1,400																		
		Total						Total		230,500		Total		217,900		Total		211,400																	
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		MA																													
NOTES																																			
																		Appraised BLDG. Value (Card)										149,400							
																		Appraised Xf (B) Value (Bldg)										0							
																		Appraised Ob (B) Value (Bldg)										1,400							
Appraised Land Value (Bldg)										103,900																									
Special Land Value										0																									
Total Appraised Parcel Value										254,700																									
Valuation Method										C																									
Adjustment																																			
Net Total Appraised Parcel Value										254,700																									
BUILDING PERMIT RECORD																																			
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result																					
201601827	06-03-2016	11	POOL	5,741	03-16-2017	100	03-16-2017	ABOVE GRND	03-16-2017			317	15	PERMIT VISIT																					
302	10-01-1992	MN	Manual Note	18,000				ADDITION	09-09-2010			316	2	MEASURED																					
									03-30-2004			311	1	LEFT NOTICE																					
									01-17-1994			105	16	FIELDREV CHG																					
									03-01-1993			131	15	PERMIT VISIT																					
									04-13-1992			131	14	INSPECTED																					
									04-01-1992			107	22	MAILER SENT																					
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	RB				17,286 SF	6.01	1.000	5	LAND	1.00	MA	1.00			0		1.000	6.01	103,900														
Total Card Land Units							0.40	AC	Parcel Total Land Area: 0.40							Total Land Value							103,900												

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 Bldg # 1

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 Sec # 1 of 1

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State Use 101
 Print Date 12/12/2022 10:27:18

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	20	COMP CLAP	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
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	113.69	
Interior Floor 2	4	CARPET	RCN	262,108	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1962	
AC Type	01	NONE	Effective Year Built	1978	
Bedrooms	3		Depreciation Code	AV	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	149,400	
FBM Sqft	1039		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
02	SHED/FR			L	48	7.48	1962	50	0.00	FR	F	0.90	200
07	POOLA-C	OB	Outbuildi	L	24	69.00	2016	70	0.00	GD	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,385		26.08	36,121	
FFL	1ST FLOOR	1,563	1,563		130.40	203,818	
GAR	GARAGE	0	294		52.34	15,387	
OFP	OPEN PORCH	0	60		13.04	782	
PAT	PATIO	0	48		5.43	261	
WDK	WOOD DECK	0	222		25.85	5,738	
Ttl Gross Liv / Lease Area		1,563	3,572			262,108	

