

Property Location
Vision ID

23 FAIRHAVEN DR
4639

Account #
4712

Map ID
6/ 99/ 8/ /

Bldg #
1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/12/2022 10:27:25

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
SECOND0 MARK D SECOND0 CHRISTINE L 23 FAIRHAVEN DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed											
						RESIDNTL.	101	142100	142,100											
						RES LAND	101	105300	105,300											
						RESIDNTL.	101	1200	1,200											
		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_376428_2847835						Total 248,600 248,600														
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
SECOND0 MARK D GIOSCIA FRANCESCO +, PETRONE PETRONE JOS		32955	LC	09-15-2006	U	I	259,900	1A 1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
		LC02-	0000	01-14-1988	U	I	80,000		2022	101	128,100	2021	101	122,600	2020	101	116,100			
		LC-10	0000	06-20-1986	U	I	1		101	95,800	101	88,700	101	88,700						
		LC00	0000	07-29-1981	U	I	0		101	1,200	101	1,200	101	1,200						
		Total						225,100		Total		212,500		Total		206,000				
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 BLDG. Value (Card) 142,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,200 Appraised Land Value (Bldg) 105,300 Special Land Value 0 Total Appraised Parcel Value 248,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 248,600											
Nbhd	Nbhd Name		Tracing		Batch															
0001			101		MA															
NOTES																				
NEW ROOF 2009																				
EFP - FFL FIELD CHANGE																				
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						
202202436	08-02-2022	25	WINDOWS	2,748		0		1 PIC WINDOW	06-10-2019			400	15	PERMIT VISIT						
201801592	04-30-2018	62	SOLAR	6,490	06-10-2019	100	06-10-2019		03-19-2015			317	15	PERMIT VISIT						
201402182	08-18-2014	62	SOLAR	48,450	03-19-2015	100	03-19-2015	ROOF TOP	01-14-2010			316	15	PERMIT VISIT						
284	11-18-2009	12	REROOF	2,000				NVC	01-14-2010			316	15	PERMIT VISIT						
197	06-20-2008	11	POOL	300				INSTALLATION NVC	12-01-2008			317	15	PERMIT VISIT						
57	03-01-1988	MN	Manual Note	8,000				GARAGE	06-01-2004			319	14	INSPECTED						
194	01-01-1986	MN	Manual Note					ADDITION	04-06-2004			250	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				20,333 SF	5.18	1.000	5	LAND	1.00	MA	1.00		0		1.000	5.18	105,300
Total Card Land Units							0.47	AC	Parcel Total Land Area: 0.47				Total Land Value 105,300							

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	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		121.14
Interior Floor 1	3	HARDWOOD	RCN		225,586
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1962
Heat Type	1	FORCED H/A	Effective Year Built		1984
AC Type	03	FULL	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		37
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		63
Extra Kitchens	0		RCNLD		142,100
Extra Kitchen St			Dep % Ovr		
FBM Sqft	533		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	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	64	7.48	2000	70	0.00	GD	A	1.00	300
07	POOLA-C	OB	Outbuildi	L	18	69.00	2006	70	0.00	GD	A	1.00	900
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1981	63	1.00			0.00	0
SOL	Solar Panels	EX	Extra Fea	B		0.00	2018	63	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,066		26.94	28,721	
FFL	1ST FLOOR	1,198	1,198		134.84	161,537	
GAR	GARAGE	0	650		53.94	35,058	
OPF	OPEN PORCH	0	20		13.48	270	
Ttl Gross Liv / Lease Area		1,198	2,934			225,586	

