

Property Location

439 CHESTNUT ST

Map ID

7/ 13/ 5/ /

Bldg Name

State Use

101

Vision ID

5009

Account #

5086

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 11:24:40

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
GALLAGHER TIMOTHY M GALLAGHER VICTORIA 439 CHESTNUT ST EAST LONGMEADOW MA 01028 GIS ID F_376221_2847012		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed														
						RESIDNTL.	101	131700	131,700														
		DRAINAGE		VIEW	COMMUNITY	RES LAND	101	92700	92,700														
						RESIDNTL.	101	200	200														
SUPPLEMENTAL DATA						Total				224,600	224,600												
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)															
GALLAGHER TIMOTHY M O'HARA		23706 LC00	LC 0000	06-08-1988 11-26-1974	U U	I I	147,500 0	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
								2022	101	118,200	2021	101	113,200	2020	101	107,200							
								101	84,300	101	78,000	101	78,000										
								101	200	101	200												
Total								202,700		Total		191,400		Total		185,400							
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			4,400.00																				
ASSESSING NEIGHBORHOOD										APPRaised VALUE SUMMARY													
Nbhd		Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card)				131,700											
0001				101		MA		Appraised Xf (B) Value (Bldg)				0											
NOTES								Appraised Ob (B) Value (Bldg)				200											
								Appraised Land Value (Bldg)				92,700											
								Special Land Value				0											
								Total Appraised Parcel Value				224,600											
								Valuation Method				C											
								Adjustment															
								Net Total Appraised Parcel Value				224,600											
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									
296	10-01-1992	MN	Manual Note	27,000				ADDITION	12-18-2015			317	2	MEASURED									
76	01-01-1984	MN	Manual Note					POOL	05-28-2004			319	14	INSPECTED									
	01-01-1981	MN	Manual Note	4,435				SOLAR	04-06-2004			250	22	MAILER SENT									
									03-29-2004			319	2	MEASURED									
									03-01-1993			131	15	PERMIT VISIT									
									04-20-1992			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				15,030 SF	6.85	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	6.17	92,700	
Total Card Land Units							0.35	AC	Parcel Total Land Area: 0.35							Total Land Value							92,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	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	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	119.51	
Interior Floor 2	4	CARPET	RCN	230,992	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1965	
AC Type	03	FULL	Effective Year Built	1978	
Bedrooms	4		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	131,700	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		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	48	7.48	1984	50	0.00	FR	A	1.00	200
SHW	Solar Hot Wa			B	1	1.00	1975	57	1.00	AV	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	816		26.55	21,664	
FFL	1ST FLOOR	984	984		132.91	130,780	
GAR	GARAGE	0	369		53.31	19,670	
HST	HALF STORY	408	816		66.45	54,226	
OPF	OPEN PORCH	0	9		14.77	133	
WDK	WOOD DECK	0	168		26.90	4,519	
Ttl Gross Liv / Lease Area		1,392	3,162			230,992	

