

Property Location 104 FAVORITE LN		Map ID 56/ 21/ 11/ /		Bldg Name		State Use 101	
Vision ID 6464		Account # 6566		Bldg # 1		Print Date 12-13-2022 11:53:29	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
GARVEY PETER J GARVEY NICOLE S 104 FAVORITE LN EAST LONGMEADOW MA 01028 GIS ID F_387205_2841184		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	863900	863,900		
						RES LAND	101	228000	228,000		
						RESIDNTL.	101	44800	44,800		
		DRAINAGE		VIEW	COMMUNITY						
		SUPPLEMENTAL DATA									
		Alt Prcl ID SP Permit Chapter Land OC Dates 3/21/2011 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#					
						Total				1,136,700	1,136,700

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
GARVEY PETER J GARVEY PETER J GARVEY PETER J TRUSTEE , FAVORITA REALTY LLC, MCMAHON GARY E		24138	386	09-22-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		18847	0537	07-19-2011	U	I	1	1F	2022	101	780,700	2021	101	748,600	2020	101	717,700
		18343	0315	06-02-2010	U	V	200,000	1P		101	181,600		101	168,000		101	168,000
		10691	0050	03-19-1999	U	V	1	1		101	44,800		101	44,800		101	44,800
		00000	0000		U	0			Total		1,007,100	Total		961,400	Total		930,500

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor			
Year	Code	Description	Amount	Code	Description	YEAR	Amount				
Total			0.00								

ASSESSING NEIGHBORHOOD				APPROAISED VALUE SUMMARY				
Nbhd	Nbhd Name	Tracing	Batch					
0001		101	NS	Appraised BLDG. Value (Card)				863,900
				Appraised Xf (B) Value (Bldg)				0
				Appraised Ob (B) Value (Bldg)				44,800
				Appraised Land Value (Bldg)				228,000
				Special Land Value				0
				Total Appraised Parcel Value				1,136,700
				Valuation Method				C
				Adjustment				
				Net Total Appraised Parcel Value				1,136,700

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	
134	05-10-2011	10	SHED	1,500				24X16	07-16-2019			334	2	MEASURED	
205	07-09-2010	2	DWELLING	290,000				OC 3/21/2011 36X1	06-22-2012			317	15	PERMIT VISIT	
203	07-09-2010	11	POOL	25,000				INGROUND W/FEN	02-24-2012			317	15	PERMIT VISIT	
									03-09-2011			400	25	OC VISIT	
									03-08-2011			400	25	OC VISIT	
									12-19-2010			317	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	RAA				40,000 SF	2.84	2.000	1	LAND	1.00	FA	1.00			0		1.000	5.68	227,200	
1	101	ONE FAM	RAA				0.110 AC	7,000.00	1.000	0		1.00	FA	1.00			0		1.000	7,000	800	
Total Card Land Units							1.03 AC	Parcel Total Land Area: 1.03							Total Land Value							228,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	A	VERY GOOD	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	7	BRICK	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	2	HIP		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	79.08	
Interior Floor 2			RCN	919,091	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	2	GRAVITY H/A	Year Built	2010	
AC Type	03	FULL	Effective Year Built	2015	
Bedrooms	4		Depreciation Code	GD	
Full Baths	4		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %	6	
Total Rooms	10		Functional Obsol		
Bath Style	V	VERY GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	V	V GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	94	
Extra Kitchen St			RCNLD	863,900	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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
12	POOL I-G			L	920	40.00	2011	70	0.00	GD	G	1.25	32,200
23	POOL HSE			L	352	36.80	2011	70	0.00	GD	G	1.25	11,300
14	SCRN HSE			L	128	14.95	2011	70	0.00	GD	A	1.00	1,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
ATC	ATTIC	29	114		37.24	4,245	
BMT	BASEMENT	0	2,700		29.28	79,043	
FFL	1ST FLOOR	2,700	2,700		146.38	395,214	
GAR	GARAGE	0	1,130		58.55	66,162	
HST	HALF STORY	691	1,382		73.19	101,145	
OPF	OPEN PORCH	0	244		14.40	3,513	
SFL	2ND FLOOR	1,790	1,790		146.38	262,012	
UAT	UNFIN ATTC	0	266		29.17	7,758	
Ttl Gross Liv / Lease Area		5,210	10,326			919,091	

