

Property Location 28 ABBEY LN		Map ID 30/ 33/ 3/ 1		Bldg Name		State Use 101	
Vision ID 6547		Account # 6651		Bldg # 1		Print Date 12-13-2022 12:05:15	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW
FONTANA DAVID E TR FONTANA MARIANNE TR 28 ABBEY LN EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed	
						RESIDNTL.	101	340200	340,200	
						RES LAND	101	143500	143,500	
						RESIDNTL.	101	500	500	
		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_381514_2844233						Total 484,200 484,200				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
FONTANA DAVID E TR		24700	0238	08-29-2022	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
FONTANA MARIANNE		14426	0217	08-19-2004	U	V	100	1A	2022	101	308,100	2021	101	380,300
FONTANA,DAVID E		14338	0223	07-15-2004	U	V	125,000			101	145,900		101	135,500
DAVIS JOHN + STEPHEN A,		09348	0266	12-22-1995	U	V	1	1		101	500		101	500
DAVIS JOHN + STEPHEN A,		00000	0000		U		0		Total		454,500	Total		516,300
								Total		505,300				

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				NOTES				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	Tracing	Batch	AREA PER SURVEY FY 86 95 SALE INCLUDES 20-7-0, 18-35-0,18-34-0,19-10-0 SUB DIV#924 REVIEW THE DATA				Appraised BLDG. Value (Card)				340,200
0001		101	NV					Appraised Xf (B) Value (Bldg)				0
								Appraised Ob (B) Value (Bldg)				500
								Appraised Land Value (Bldg)				143,500
								Special Land Value				0
								Total Appraised Parcel Value				484,200
								Valuation Method				C
								Adjustment				
								Net Total Appraised Parcel Value				484,200

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	
201200135	01-18-2012	GEN	GENERATOR	8,220					11-24-2020			250	24	ABATEMENT VI	
139	05-29-2007	10	SHED	3,000				12` X 8`	06-27-2019			334	3	MEAS+INSPCTD	
388	12-15-2004	7	REMODEL	18,000				OC 3/2/2005	06-15-2012			317	15	PERMIT VISIT	
236	08-12-2004	2	DWELLING	171,025				OC 3/2/2005	02-12-2008			AO			
									02-04-2008			317	15	PERMIT VISIT	
									07-14-2005			274	14	INSPECTED	
									07-07-2005			274	2	MEASURED	

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	1.250	9	LAND	1.00	NV	1.00			0		1.000	3.55	142,000	
1	101	ONE FAM	RAA				0.220 AC	7,000.00	1.000	0		1.00	NV	1.00			0		1.000	7,000	1,500	
Total Card Land Units							1.14 AC	Parcel Total Land Area: 1.14							Total Land Value							143,500

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	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	86.55	
Interior Floor 1	4	CARPET	RCN	485,937	
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built	2004	
Heat Type	1	FORCED H/A	Effective Year Built	2011	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	3		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %	10	
Extra Fixtures	2		Functional Obsol	20	
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style	G	GOOD	Condition	CF	
Kitchens	1		% Complete	70	
Kitchen Style	G	GOOD	Overall % Condition	70	
Extra Kitchens	0		RCNLD	340,200	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	841		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		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	96	7.48	2007	70	0.00	GD	A	1.00	500
GEN	GENERATO			B	0	0.00	2010	70	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	2,102		24.69	51,893
CFL	CATHEDRAL CE	640	640		127.22	81,422
EFB	ENCL PORCH	0	196		61.78	12,108
FFL	1ST FLOOR	1,462	1,462		123.55	180,636
GAR	GARAGE	0	820		49.42	40,526
HST	HALF STORY	338	676		61.78	41,761
PAT	PATIO	0	280		6.18	1,730
TQS	3/4 STORY	614	819		92.63	75,862
Ttl Gross Liv / Lease Area		3,054	6,995			485,937

