

Property Location

5 FAIRVIEW ST

Map ID

25/ 23/ 2/ /

Bldg Name

State Use

101

Vision ID

1589

Account #

1624

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/13/2023 8:18:48 P

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
KASUNICK MARY C 5 FAIRVIEW ST EAST LONGMEADOW MA 01028 GIS ID F_380014_2853216		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																							
										RESIDNTL.		101		107800		107,800																							
										RES LAND		101		106500		106,500																							
		DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		1000		1,000																							
SUPPLEMENTAL DATA																																							
Alt Prcl ID						Received																																	
SP Permit						NIA																																	
Chapter Land						Field 8																																	
OC Dates						Field 9																																	
In+Ex FY						Field 10																																	
Mailed						Assoc Pid#						Total						215,300		215,300																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																							
KASUNICK MARY C LEAHY,WILLIAM G TORCIA,MICHAEL TRINCERI,ROBERT F STEELE RUTH E,				16606 0126		04-05-2007		U		I		172,000		1		Year		Code		Assessed		Year		Code		Assessed													
				11051 0357		12-28-1999		U		I		72,500				2023		101		99,400		2022		101		88,100		2021		101		84,800							
				11011 0088		11-23-1999		U		I		92,000						101		96,700				101		87,900		101		81,600									
				10928 0251		09-15-1999		U		I		88,000						101		600				101		600		101		600									
				02405 0561		08-01-1955		U		I		0				Total				196,700		Total				176,600		Total		167,000									
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																																			
ASSESSING NEIGHBORHOOD																		APPRAISED VALUE SUMMARY																					
Nbhd				Nbhd Name				Tracing				Batch				Appraised BLDG. Value (Card)														107,800									
0001								101				MA				Appraised Xf (B) Value (Bldg)														0									
NOTES SUB DIV #852																		Appraised Ob (B) Value (Bldg)														1,000							
																		Appraised Land Value (Bldg)														106,500							
																		Special Land Value														0							
																		Total Appraised Parcel Value														215,300							
																		Valuation Method														C							
																		Adjustment																					
																		Net Total Appraised Parcel Value														215,300							
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											
202103128		11-02-2021		25		WINDOWS		4,353		06-13-2022		100		06-13-2022		6 WINDOWS=NVC		10-31-2014						317		2		MEASURED											
																		03-25-2004						250		22		MAILER SENT											
																		11-06-2003						274		2		MEASURED											
																		07-25-1980						500		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		RC								12,528 SF		8.95		1.000		5		LAND		0.95		MA		1.00		BCOR		0		1.000		8.5		106,500	
Total Card Land Units														0.29		AC		Parcel Total Land Area:				0.29				Total Land Value										106,500			

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 Stories	Units	1	
Foundation	2		MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		113.64
Interior Floor 1	3	HARDWOOD	RCN		189,189
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1910
Heat Type	3	FORCED H/W	Effective Year Built		1978
AC Type	03	FULL	Depreciation Code		AV
Bedrooms	2		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		43
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		57
Extra Kitchens	0		RCNLD		107,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft	627		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	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	140	12.00	1960	60	0.00	AV	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	895		27.32	24,451
EFB	ENCL PORCH	0	148		68.30	10,108
FFL	1ST FLOOR	853	853		136.60	116,519
HST	HALF STORY	157	313		68.52	21,446
UHS	UNFIN HALF STORY	0	313		41.02	12,840
WDK	WOOD DECK	0	140		27.32	3,825
Ttl Gross Liv / Lease Area		1,010	2,662			189,189

