

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				
FERROS CHUCK  70 FAIRVIEW ST  EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed	1006  EAST LONGMEADOW
		<b>TOPO WET</b>	<b>EASEMENT</b>	<b>TRAFFIC</b>	<b>CORNER</b>	RESIDNTL.	101	168200	168,200	
						RES LAND	101	112300	112,300	
		<b>DRAINAGE</b>		<b>VIEW</b>	<b>COMMUNITY</b>	RESIDNTL.	101	5000	5,000	
<b>SUPPLEMENTAL DATA</b>										
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#		Total		285,500	285,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
FERROS CHUCK		23145 0340	03-27-2020	Q	I	245,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
CBATTS PROPERTIES LLC		22564 0545	02-25-2019	U	I	152,000	1	2023	101	154,700	2022	101	137,800	2021	101	132,500	
MCCARTHY MICHAEL B		03577 0077	04-02-1971	U	I	0			101	102,100		101	92,800		101	85,900	
						0			101	4,200		101	4,200		101	4,200	
Total								261,000		Total		234,800		Total		222,600	

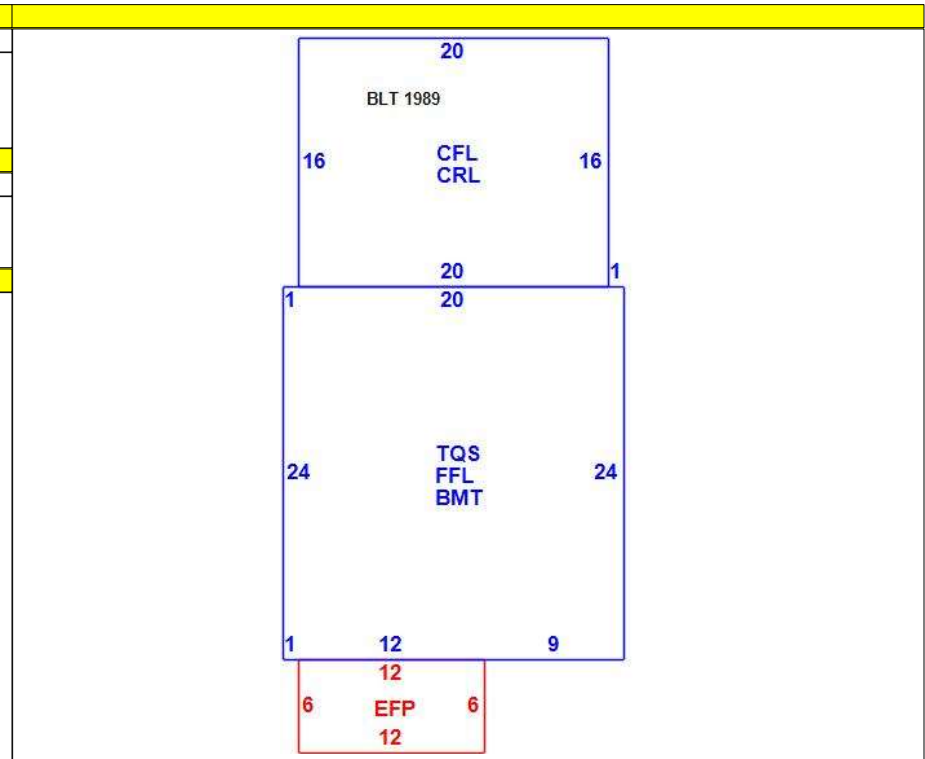
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	YEAR	Amount	Comm Int										
Total																		

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY									
Nbhd	Nbhd Name		Tracing		Batch	Appraised BLDG. Value (Card)					168,200				
0001			101		MA	Appraised Xf (B) Value (Bldg)					0				
						Appraised Ob (B) Value (Bldg)					5,000				
						Appraised Land Value (Bldg)					112,300				
						Special Land Value					0				
						Total Appraised Parcel Value					285,500				
						Valuation Method					C				
						Adjustment									
						Net Total Appraised Parcel Value					285,500				

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
202103157	11-04-2021	91	INSULATION	4,646		0				06-29-2021			400	15	PERMIT VISIT
202002744	10-09-2020	62	SOLAR	43,000	06-29-2021	100	06-29-2021			10-11-2019			400	15	PERMIT VISIT
201901971	05-31-2019	7	REMODEL	13,000	10-11-2019	100	09-13-2019	KITCHEN & BATH-B		12-29-2016			317	2	MEASURED
149	06-01-1989	MN	Manual Note	32,000				ADDN		05-04-2004			318	14	INSPECTED
										04-02-2004			250	22	MAILER SENT
										03-22-2004			311	2	MEASURED
										04-16-1992			131	14	INSPECTED

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				12,877 SF	8.72	1.000	5	LAND	1.00	MA	1.00		0			1.000	8.72	112,300
Total Card Land Units							0.30	AC	Parcel Total Land Area: 0.30				Total Land Value							112,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	3	MASONRY	<b>MIXED USE</b>		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	<b>COST / MARKET VALUATION</b>		
Interior Wall 2	2	PLASTER	Adj Base Rate		116.22
Interior Floor 1	3	HARDWOOD	RCN		193,291
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1918
Heat Type	1	FORCED H/A	Effective Year Built		2008
AC Type	03	FULL	Depreciation Code		EX
Bedrooms	3		Remodel Rating		04
Full Baths	2		Year Remodeled		2019
Half Baths	0		Depreciation %		13
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		87
Extra Kitchens	0		RCNLD		168,200
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues	1		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
03	GARAGE	OB	Outbuildi	L	280	32.00	1940	50	0.00	FR	F	0.90	4,000
02	SHED/FR			L	140	12.00	1940	60	0.00	AV	A	1.00	1,000
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2021	87	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	528		27.48	14,511
CFL	CATHEDRAL CE	320	320		141.17	45,174
CRL	CRAWL	0	320		6.84	2,190
EFP	ENCL PORCH	0	72		68.45	4,928
FFL	1ST FLOOR	528	528		136.89	72,279
TQS	3/4 STORY	396	528		102.67	54,209
Ttl Gross Liv / Lease Area		1,244	2,296			193,291

