

Property Location

39 FAIRHAVEN DR

Map ID

6/ 101/ 12/ /

Bldg Name

State Use

101

Vision ID

4508

Account #

4581

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 7:22:40 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
SHAW JEFFREY A SHAW MOIRA 39 FAIRHAVEN DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	278200	278,200		
						RES LAND	101	113100	113,100		
						RESIDNTL.	101	3900	3,900		
		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_376386_2847529						Total				395,200	395,200

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SHAW JEFFREY A FRITZ VALERIE J FRITZ JEFFREY E COKOTIS JOHN T + ELIZABETH,		38940	LC	08-14-2020	Q	I	340,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		36315	LC	03-18-2015	U	I	1	1A	2023	101	257,000	2022	101	240,800	2021	101	182,000
		LC-32	0000	05-26-2006	U	I	230,000			101	102,900		101	93,600		101	86,600
		LC00	0000	08-12-1974	U	I	0			101	3,600		101	3,600			
								Total		363,500	Total		338,000	Total		268,600	

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				
Nbhd	Nbhd Name	Tracing	Batch	
0001		101	MA	

NOTES				

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
202101655	05-03-2021	17	DECK	10,000	07-14-2021	100	07-14-2021	DCK FOR AG POOL	07-14-2021			334	15	PERMIT VISIT
202101258	04-12-2021	11	POOL	12,020	07-14-2021	100	07-14-2021	AG 15X24	04-22-2016			317	15	PERMIT VISIT
202002063	07-10-2020	20	WOOD STOVE	1,600		0		PRE-EXISTING	04-24-2015			317	15	PERMIT VISIT
201702958	11-20-2017	91	INSULATION	3,200		0			03-24-2004			319	2	MEASURED
201502269	07-30-2015	7	REMODEL	9,200	04-22-2016	100	04-22-2016	ADD BATH IN BMT	04-10-1992			170	3	MEAS+INSPCTD
201500450	03-10-2015	62	SOLAR	28,050	04-24-2015	100	04-24-2015		04-01-1992			107	22	MAILER SENT
									09-18-1990			131	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	RB				15,041	SF	7.52	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.52	113,100	
							Total Card Land Units		0.35	AC	Parcel Total Land Area:		0.35								Total Land Value		113,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
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	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		127.75
Interior Floor 1	3	HARDWOOD	RCN		292,839
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1962
Heat Type	1	FORCED H/A	Effective Year Built		2016
AC Type	03	FULL	Depreciation Code		GV
Bedrooms	3		Remodel Rating		03
Full Baths	2		Year Remodeled		2016
Half Baths	0		Depreciation %		5
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		95
Extra Kitchens	0		RCNLD		278,200
Extra Kitchen St			Dep % Ovr		
FBM Sqft	944		Dep Ovr Comment		
FBM Quality	5		Misc Imp Ovr		
Fireplaces	1		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
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2015	95	1.00			0.00	0
09	POOLA-R	OB	Outbuildi	L	360	12.08	2020	70	0.00	GD	A	1.00	3,000
22	WOOD DK			L	100	15.00	2020	60	0.00	AV	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,348		31.02	41,812	
FFL	1ST FLOOR	1,370	1,370		154.86	212,157	
GAR	GARAGE	0	520		61.94	32,211	
OPF	OPEN PORCH	0	4		0.00	0	
PAT	PATIO	0	162		7.65	1,239	
WDK	WOOD DECK	0	174		31.15	5,420	
Ttl Gross Liv / Lease Area		1,370	3,578			292,839	

