

Property Location		46 FAIRHAVEN DR		Map ID		6/ 103/ 15/ /		Bldg Name		State Use 101	
Vision ID		4510		Account #		4583		Bldg # 1		Sec # 1 of 1	
				Card # 1 of 1						Print Date 11/14/2023 7:23:01 A	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW			
NOWLAN WILLIAM P NOWLAN SUZANNE 46 FAIRHAVEN DR EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed				
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	160600	160,600					
					RES LAND	101	113100	113,100					
	DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	1400	1,400					
SUPPLEMENTAL DATA						Total				275,100	275,100		
GIS ID		F_376189_2847409		Mailed		Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
NOWLAN WILLIAM P HANKS EUGENE C + YVONNE B	25841	LC 0000	01-14-1993	U	I	130,000		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
	LC00		04-18-1962	U	I	0		2023	101	147,000	2022	101	132,200	2021	101	126,500	
									101	102,900		101	93,700		101	86,700	
									101	1,000		101	1,000		101	1,000	
Total								250,900		Total		226,900		Total		214,200	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	YEAR	Amount									Comm Int
									APPRAISED VALUE SUMMARY							
Total																
ASSESSING NEIGHBORHOOD				Appraised BLDG. Value (Card) 160,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,400 Appraised Land Value (Bldg) 113,100 Special Land Value 0 Total Appraised Parcel Value 275,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 275,100												
Nbhd	Nbhd Name											Tracing		Batch		
0001												101		MA		
NOTES																
EFP + GAR ANGLED																

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
201300873	03-27-2013	91	INSULATION	2,039						01-08-2016			317	3	MEAS+INSPCTD
										05-26-2004			319	14	INSPECTED
										03-24-2004			319	2	MEASURED
										04-16-1992			131	14	INSPECTED
										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				15,085	SF	7.50	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.5	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	12	CONCRETE
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	8	BRICK VENR	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		129.88
Interior Floor 1	3	HARDWOOD	RCN		254,917
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1962
Heat Type	1	FORCED H/A	Effective Year Built		1984
AC Type	03	FULL	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		160,600
Extra Kitchen St			Dep % Ovr		
FBM Sqft	266		Dep Ovr Comment		
FBM Quality	1		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
19	PATIO			L	300	8.00	1998	60	0.00	AV	A	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,062		28.19	29,940	
FFL	1ST FLOOR	1,328	1,328		141.23	187,551	
GAR	GARAGE	0	651		56.40	36,719	
OPF	OPEN PORCH	0	46		15.35	706	
Ttl Gross Liv / Lease Area		1,328	3,087			254,917	

