Property Location 456 CHESTNUT ST | Map ID 7/ 9/ 0/ / | Bldg Name | State Use 101
Vision ID 5089 | Account # 5166 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/14/2023 9:04:51 A

CURRENT OWNER

CHRISTIANSON PHYLLIS G LE
C/O CHRISTIANSON DAVID H
52 DANIEL DR
CHICOPEE MA 01013

GIS ID F_375875_2847082

TOPO TYPE	UTILITY	STREET	LOCATION

TOPO WET	EASEMENT	TRAFFIC	CORNER

DRAINAGE		VIEW	COMMUNITY

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#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	178300	178,300
RES LAND	101	103400	103,400
RESIDNTL.	101	3500	3,500
		Total	285,200	285,200

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CHRISTIANSON PHYLLIS G LE	17595	0058	12-30-2008	U	I	1	1A
CHRISTIANSON ,PHYLLIS G	02924	0422	12-18-1962	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2023	101	163,600	2022	101	147,600	2021	101	141,400
	101	94,100		101	85,500		101	79,200
	101	2,500		101	2,500		101	2,500
	Total	260,200		Total	235,600		Total	223,100

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	178,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	3,500
Appraised Land Value (Bldg)	103,400
Special Land Value	0
Total Appraised Parcel Value	285,200
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	285,200

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MA

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
12-18-2015			317	2	MEASURED
03-29-2004			319	3	MEAS+INSPCTD
04-08-1992			131	4	INFO AT DOOR
04-01-1992			107	22	MAILER SENT
09-24-1990			131	2	MEASURED
05-05-1980			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	RA				18,630	SF	6.17	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	5.55	103,400
						Total Card Land Units	0.43	AC	Parcel Total Land Area:	0.43											Total Land Value		103,400

Property Location	456 CHESTNUT ST		Map ID	7/ 9/ 0/ /	Bldg Name		State Use 101
Vision ID 5089		Account # 5166		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 11/14/2023 9:04:52 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style	19	RANCH
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.00	1 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	4	CARPET
Interior Floor 2	3	HARDWOOD
Heat Fuel	1	OIL
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	2	
Full Baths	2	
Half Baths	0	
Extra Fixtures	0	
Total Rooms	6	
Bath Style	A	AVERAGE
Half Bath Style		
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	282	
FBM Quality	1	
Fireplaces	0	
WS Flues		
Central Vac	0	NO
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

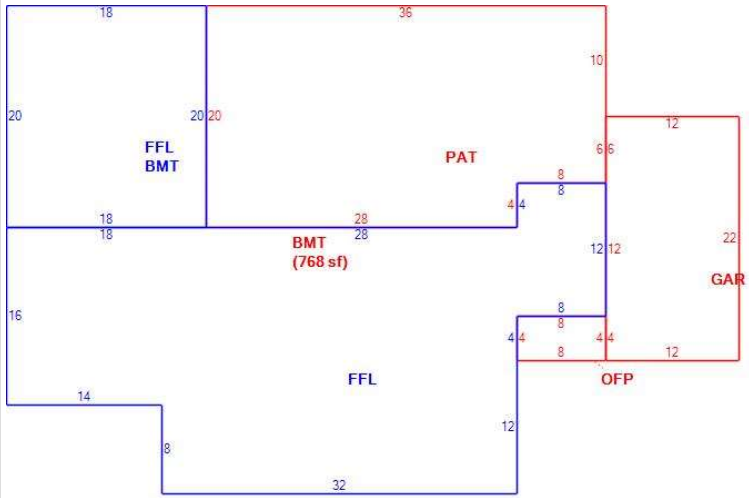
Element	Cd	Description
Basement Floor		
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	125.69
RCN	254,743
Net Other Adj	
Year Built	1952
Effective Year Built	1991
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	70
RCNLD	178,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



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	720	8.00	1995	60	0.00	AV	A	1.00	3,500

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,128		28.09	31,685
FFL	1ST FLOOR	1,448	1,448		140.20	203,009
GAR	GARAGE	0	264		56.29	14,861
OFP	OPEN PORCH	0	32		13.14	421
PAT	PATIO	0	688		6.93	4,767
	Ttl Gross Liv / Lease Area	1,448	3,560			254,743