

Property Location 9 FAIRVIEW ST
 Vision ID 6305

Account # 6392

Map ID 25/ 191/ 1//

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 11/14/2023 12:36:25

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT					
MILLUZZO NICHOLAS 9 FAIRVIEW ST EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed	1006 EAST LONGMEADOW	
		TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	217300	217,300		
						RES LAND	101	110800	110,800		
		DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	600	600		
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#			Total		328,700	328,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MILLUZZO NICHOLAS	23646	0302	01-12-2021	Q	I	295,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BLAIS JOSEPH A	18281	0073	05-03-2010	U	I	100	1A	2023	101	201,500	2022	101	183,100	2021	101	173,000
BLAIS,JOSEPH A	16161	0394	08-26-2006	U	I	249,900			101	100,700		101	91,600		101	84,700
LEE, MATTHEW J	15281	0029	08-19-2005	U	I	270,000	1		101	400		101	400		101	400
THE MARSHALL + KAREN KLACZAK,FAMILY	13854	0445	12-19-2003	U	I	215,000		Total		302,600	Total		275,100	Total		258,100

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												

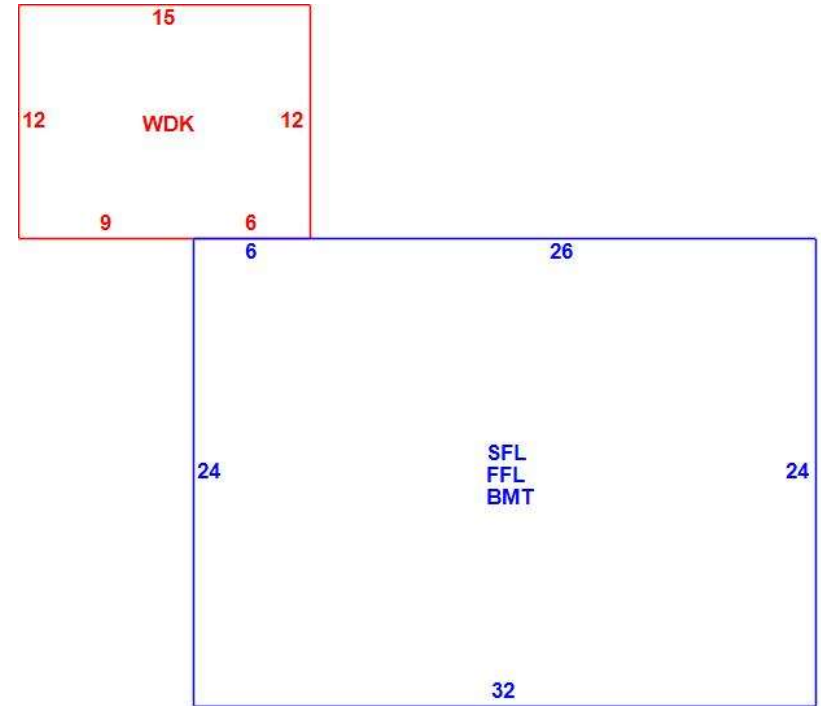
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	Tracing	Batch				
0001		101	MA	Appraised BLDG. Value (Card)	217,300		
				Appraised Xf (B) Value (Bldg)	0		
				Appraised Ob (B) Value (Bldg)	600		
				Appraised Land Value (Bldg)	110,800		
				Special Land Value	0		
				Total Appraised Parcel Value	328,700		
				Valuation Method	C		
				Adjustment			
				Net Total Appraised Parcel Value	328,700		

NOTES															
SUB DIV #852															

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	
102	05-01-2005	4	ADDITION	20,000				NOT STARTED	02-08-2021			400	16	FIELDREV CHG	
283	11-30-1999	2	DWELLING	70,000				SEE NOTES	07-12-2019			334	2	MEASURED	
									05-29-2013			317	15	PERMIT VISIT	
									12-30-2005			311	15	PERMIT VISIT	
									05-18-2004			319	14	INSPECTED	
									03-25-2004			250	22	MAILER SENT	
									11-06-2003			274	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	RC				10,064	SF	11.01	1.000	5	LAND	1.00	MA	1.00		0		1.000	11.01	110,800
Total Card Land Units							0.23	AC	Parcel Total Land Area:			0.23								Total Land Value	110,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 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		131.98
Interior Floor 1	4	CARPET	RCN		252,669
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1999
Heat Type	1	FORCED H/A	Effective Year Built		2007
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		14
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		86
Extra Kitchens	0		RCNLD		217,300
Extra Kitchen St			Dep % Ovr		
FBM Sqft	200		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	80	12.00	2008	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	768		29.35	22,544
FFL	1ST FLOOR	768	768		146.39	112,427
SFL	2ND FLOOR	768	768		146.39	112,427
WDK	WOOD DECK	0	180		29.28	5,270
Ttl Gross Liv / Lease Area		1,536	2,484			252,669

