

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																		
FONTANA DAVID E TR FONTANA MARIANNE TR 28 ABBEY LN EAST LONGMEADOW MA 01028 GIS ID F_381514_2844233 Mailed												Description		Code	Appraised			Assessed			1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	393600			393,600												
												RES LAND		101	157500			157,500												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	800			800												
SUPPLEMENTAL DATA																														
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY								Received NIA Field 8 Field 9 Field 10 Assoc Pid#				Total		551,900			551,900													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																	
FONTANA DAVID E TR				24700	0238	08-29-2022		U	I	100		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed									
FONTANA MARIANNE				14426	0217	08-19-2004		U	V	100		1A	2024	101	369,700	2023	101	340,200	2022	101	308,100									
FONTANA,DAVID E				14338	0223	07-15-2004		U	V	125,000		101										157,500	101	143,500	101	145,900				
DAVIS JOHN + STEPHEN A, DAVIS JOHN + STEPHEN A,				09348	0266	12-22-1995		U	V	1																	101	800	101	500
				00000	0000			U		0		Total		528,000		Total		484,200		Total		454,500								
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				NV																				
NOTES																														
AREA PER SURVEY FY 86 95 SALE INCLUDES 20-7-0, 18-35-0,18-34-0,19-10-0 SUB DIV#924 REVIEW THE DATA																														
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							
201200135		01-18-2012		GEN	GENERATOR		8,220									11-24-2020					250	24	ABATEMENT VI							
139		05-29-2007		10	SHED		3,000							12` X 8`		06-27-2019					334	3	MEAS+INSPECTD							
388		12-15-2004		7	REMODEL		18,000							OC 3/2/2005		06-15-2012					317	15	PERMIT VISIT							
236		08-12-2004		2	DWELLING		171,025							OC 3/2/2005		02-12-2008					AO									
																02-04-2008					317	15	PERMIT VISIT							
																07-14-2005					274	14	INSPECTED							
																07-07-2005					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		RAA				40,000		SF	3.12	1.250	9	LAND	1.00	NV	1.00			0				1.000	3.9	156,000				
1	101	ONE FAM		RAA				0.220		AC	7,000.00	1.000	0		1.00	NV	1.00			0				1.000	7,000	1,500				
Total Card Land Units								1.14		AC	Parcel Total Land Area: 1.14														Total Land Value				157,500	

Property Location 28 ABBEY LN
Vision ID 6547

Account # 6651

Map ID 30/ 33/ 3/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11/25/2024 7:15:22 A

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	B	GOOD	Bsmt Garage		
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	104.16	
Interior Floor 2	3	HARDWOOD	RCN	570,435	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2004	
AC Type	03	FULL	Effective Year Built	2010	
Bedrooms	3		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	11	
Total Rooms	6		Functional Obsol	20	
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition	CF	
Kitchen Style	G	GOOD	% Complete	69	
Extra Kitchens	0		Overall % Condition	69	
Extra Kitchen St			RCNLD	393,600	
FBM Sqft	841		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues			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
02	SHED/FR			L	96	12.00	2007	70	0.00	GD	A	1.00	800
GEN	GENERATO			B	0	0.00	2010	69	1.00	AV	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	2,102		28.98	60,916
CFL	CATHEDRAL CE	640	640		149.34	95,580
EFP	ENCL PORCH	0	196		72.52	14,214
FFL	1ST FLOOR	1,462	1,462		145.04	212,046
GAR	GARAGE	0	820		58.02	47,572
HST	HALF STORY	338	676		72.52	49,023
PAT	PATIO	0	280		7.25	2,031
TQS	3/4 STORY	614	819		108.73	89,053
Ttl Gross Liv / Lease Area		3,054	6,995			570,435

