

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																				
KASUNICK MARY C 5 FAIRVIEW ST EAST LONGMEADOW MA 01028 GIS ID F_380014_2853216												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	129800		129,800															
												RES LAND		101	106500		106,500															
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1000		1,000															
				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												Total		237,300		237,300																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																
KASUNICK MARY C LEAHY,WILLIAM G TORCIA,MICHAEL TRINCERI,ROBERT F STEELE RUTH E,				16606 0126		04-05-2007		U		I		172,000		1		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed					
				11051 0357		12-28-1999		U		I		72,500				2025		101	116,300	2024		101	107,800	2023		101	99,400					
				11011 0088		11-23-1999		U		I		92,000						101	106,500			101	106,500			101	96,700					
				10928 0251		09-15-1999		U		I		88,000						101	1,000			101	1,000			101	600					
				02405 0561		08-01-1955		U		I		0																				
														Total		223,800		Total		215,300		Total		196,700								
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																																
SUB DIV #852														Appraised BLDG. Value (Card)										129,800								
														Appraised Xf (B) Value (Bldg)										0								
														Appraised Ob (B) Value (Bldg)										1,000								
														Appraised Land Value (Bldg)										106,500								
														Special Land Value										0								
														Total Appraised Parcel Value										237,300								
														Valuation Method										C								
														Adjustment																		
														Net Total Appraised Parcel Value										237,300								
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				
202103128		11-02-2021		25		WINDOWS		4,353		06-13-2022		100		06-13-2022		6 WINDOWS=NVC		10-31-2014 03-25-2004 11-06-2003 07-25-1980						317 250 274 500		2 22 2 3		MEASURED MAILER SENT MEASURED 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		RC					12,528 SF		8.95		1.000	5	LAND	0.95	MA	1.00	BCOR			0			1.000	8.5		106,500				
Total Card Land Units														0.29		AC	Parcel Total Land Area: 0.29				Total Land Value										106,500	

Property Location 5 FAIRVIEW ST
Vision ID 1589 Account # 1624

Map ID 25/ 23/ 2/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11/19/2025 10:14:48

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.50	1 1/2 Stories	Units	1	
Foundation	2		MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	141.51	
Interior Floor 1	3	HARDWOOD	RCN	227,789	
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built	1910	
Heat Type	3	FORCED H/W	Effective Year Built	1982	
AC Type	03	FULL	Depreciation Code	AV	
Bedrooms	2		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %	43	
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	57	
Extra Kitchens	0		RCNLD	129,800	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	627		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	0		Cost to Cure Ovr Comment		
WS Flues					

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	140	12.00	1960	60	0.00	AV	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	895		32.89	29,440
EFP	ENCL PORCH	0	148		82.23	12,171
FFL	1ST FLOOR	853	853		164.47	140,292
HST	HALF STORY	157	313		82.50	25,822
UHS	UNFIN HALF STORY	0	313		49.39	15,460
WDK	WOOD DECK	0	140		32.89	4,605
Ttl Gross Liv / Lease Area		1,010	2,662			227,789

