

Property Location 28 ABBEY LN		Map ID 30/ 33/ 3/ 1		Bldg Name		State Use 101																	
Vision ID 6547		Account # 6651		Sec # 1 of 1		Print Date 11/24/2025 8:33:13 A																	
		Bldg # 1		Card # 1 of 1																			
CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
FONTANA DAVID E TR FONTANA MARIANNE TR 28 ABBEY LN EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed														
						RESIDNTL.	101	432400	432,400														
						RES LAND	101	157500	157,500														
						RESIDNTL.	101	800	800														
GIS ID F_381514_2844233		Mailed	Assoc Pid#	Total	590,700	590,700																	
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
FONTANA DAVID E TR FONTANA MARIANNE FONTANA,DAVID E DAVIS JOHN + STEPHEN A, DAVIS JOHN + STEPHEN A,		24700	0238	08-29-2022	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
		14426	0217	08-19-2004	U	V	100	1A	2025	101	393,600	2024	101	369,700	2023	101	340,200						
		14338	0223	07-15-2004	U	V	125,000			101	157,500		101	157,500		101	143,500						
		09348	0266	12-22-1995	U	V	1	1		101	800		101	800		101	500						
		00000	0000		U	0			Total	551,900	Total	528,000	Total	484,200									
EXEMPTIONS		OTHER ASSESSMENTS		This signature acknowledges a visit by a Data Collector or Assessor																			
Year	Code	Description	Amount	Code	Description	YEAR	Amount	Comm Int															
Total																							
ASSESSING NEIGHBORHOOD														APPRaised VALUE SUMMARY									
Nbhd		Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card)	432,400														
0001				101		NV		Appraised Xf (B) Value (Bldg)	0														
								Appraised Ob (B) Value (Bldg)	800														
								Appraised Land Value (Bldg)	157,500														
								Special Land Value	0														
								Total Appraised Parcel Value	590,700														
								Valuation Method	C														
								Adjustment															
								Net Total Appraised Parcel Value	590,700														
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									
B-25-36	01-23-2025	14	MIN ALT	6,130	05-29-2025	100	05-29-2025	2 DOORS - ASSUM	08-11-2025			250	14	INSPECTED									
201200135	01-18-2012	GEN	GENERATOR	8,220					05-29-2025			450	15	PERMIT VISIT									
139	05-29-2007	10	SHED	3,000				12` X 8`	11-24-2020			250	24	ABATEMENT VI									
388	12-15-2004	7	REMODEL	18,000				OC 3/2/2005	06-27-2019			334	3	MEAS+INSPCTD									
236	08-12-2004	2	DWELLING	171,025				OC 3/2/2005	06-15-2012			317	15	PERMIT VISIT									
									02-12-2008			AO											
									02-04-2008			317	15	PERMIT VISIT									
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

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Bldg # 1

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Sec # 1 of 1

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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	
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	115.89	
Interior Floor 2	3	HARDWOOD	RCN	626,718	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2004	
AC Type	03	FULL	Effective Year Built	2014	
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	RV	
Kitchen Style	G	GOOD	% Complete	69	
Extra Kitchens	0		Overall % Condition	69	
Extra Kitchen St			RCNLD	432,400	
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		31.84	66,926
CFL	CATHEDRAL CE	640	640		164.08	105,011
EFP	ENCL PORCH	0	196		79.67	15,616
FFL	1ST FLOOR	1,462	1,462		159.35	232,968
GAR	GARAGE	0	820		63.74	52,266
HST	HALF STORY	338	676		79.67	53,860
PAT	PATIO	0	280		7.97	2,231
TQS	3/4 STORY	614	819		119.46	97,840
Ttl Gross Liv / Lease Area		3,054	6,995			626,718

