Property Location 46 FIELDS DR | Map ID 7/ 5/ 5/1/ / | Bldg Name | State Use 102
Vision ID 7590 | Account # 7590 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/24/2025 9:38:35 A

CURRENT OWNER	TOPO	UTILITIES	STRT / ROAD	LOCATION
MCCARY ANNETTE E		1 TYPCL		

46 FIELDS DR

EAST LONGMEADOW MA 01028

SUPPLEMENTAL DATA

Alt Prcl ID	
SP Permit	
Chapter La	
OC Dates	6/29/2020
In+Ex FY	
Mailed	
GIS ID	F_376625_2845743
Received	NIA
Field 8	
Field 9	
Field 10	
Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Assessed	Assessed
RESIDNTL.	102	857,500	857,500
		Total	857,500	857,500

1006

EAST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
MCCARY ANNETTE E	23299	0113	07-07-2020	Q	I	622,800	00
D R CHESTNUT	16302	0279	11-02-2006	Q	V	3,562,500	01

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
2025	102	844,300	2024	102	822,100	2023	102	726,700
	Total	844,300		Total	822,100		Total	726,700

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	857,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	857,500
Valuation Method	C
Total Appraised Parcel Value	857,500

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201903158	11-01-2019	49	CONDO R	346,000	06-29-2020	100	06-29-2020	NEW 2 BDRM, 4 BTH, COND

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
07-25-2022	400			3	MEAS+INSPCTD
07-07-2020	334			15	PERMIT VISIT
06-29-2020	400			25	OC VISIT

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment		Adj Unit P	Land Value
1	102	CONDO	PAR		0	SF		1.00000		1.00	FC	1.000			0.0000		0
				Total Card Land Units	0	SF	Parcel Total Land Area	0.00							Total Land Value		0

Property Location 46 FIELDS DR | Map ID 7/ 5/ 5/1/ / | Bldg Name | State Use 102
Vision ID 7590 | Account # 7590 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/24/2025 9:38:36 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style	07	CONDO-GRDN
Model	05	RES CONDO
Grade	A-	V GOOD-
Stories	1.00	1 STORY
Foundation	1	CONCRETE
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2		
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	2	
Full Baths	2	
Half Baths	1	
Extra Fixtures	2	
Total Rooms	5	
Bath Style	G	GOOD
Half Baths	G	GOOD
Num Kitchens	1	
Kitchen Style	G	GOOD
FBM Sqft	0	
FBM Quality		
Fireplaces	1	
WS Flues	0	
Central Vac		Yes
Frame	1	WOOD
Bsmt Floor	12	CONCRETE
Bsmt Garage	0	
#Heat Sys	1	
Occupancy	1	
Int Vs Ext	S	

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description

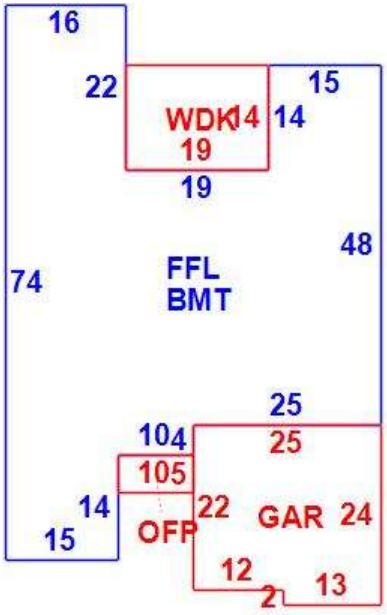
CONDO DATA

Parcel Id	5049	C	0010	Owne		
	CHESTNUT	B	1	S	1	

Adjust Type	Code	Description	Factor%
Unit Type C			
Unit Locatio	D	DETACHED	

COST / MARKET VALUATION

Adj Base Rate	187.55
Building Value New	874,997
Year Built	2019
Effective Year Built	2023
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	2
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	98
Cns Sect Rcnld	857,500
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	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	2,572		51.83	133,298
FFL	1ST FLOOR	2,572	2,572		259.34	667,010
GAR	GARAGE	0	576		103.55	59,647
OFP	OPEN PORCH	0	50		25.93	1,297
WDK	WOOD DECK	0	266		51.67	13,745
	Ttl Gross Liv / Lease Area	2,572	6,036			874,997