

Property Location: 45 WOOD AV
Vision ID: 1016

Account #1043

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101
Print Date: 12/26/2014 10:56

CURRENT OWNER

CARON JENNIFER L

45 WOOD AVE

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_374125_2855612

Received
Prior ID
Owner Occ Y
Final Area 1040
Current Ac. .12626
ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Total

Code

101

101

101

145,500

Appraised Value

82,300

62,800

400

145,500

Assessed Value

82,300

62,800

400

145,500

1006

EAST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

CARON JENNIFER L

TORCIA MICHAEL A,

HSBC BANK USA NA,

JOHNSTON,KATHLEEN M

BUSEKIST KATHLEEN M,

ZUCCALO WILLIAM + PHYLLIS

BK-VOL/PAGE

18460/ 503

18178/ 225

18131/ 341

14158/ 275

09039/ 0587

08053/ 0440

SALE DATE

09/17/2010

02/02/2010

12/28/2009

05/04/2004

01/13/1995

05/21/1992

q/u

U

U

U

U

U

U

v/i

I

I

I

I

I

I

SALE PRICE

161,700

110,000

95,790

1

95,000

1

V.C.

S

L

A

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2014

2014

2014

Total:

Code

B

L

O

Assessed Value

80,600

58,700

500

139,800

Yr.

2013

2013

2013

Total:

Code

B

L

O

Assessed Value

87,500

59,400

500

147,400

Yr.

2012

2012

2012

Total:

Code

B

L

O

Assessed Value

91,200

62,700

500

154,400

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MF

NOTES

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

82,300

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

400

Appraised Land Value (Bldg)

62,800

Special Land Value

0

Total Appraised Parcel Value

145,500

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

145,500

BUILDING PERMIT RECORD

Permit ID

174

365

Issue Date

07/27/2009

11/18/2004

Type

12

42

Description

REROOF

REPAIRS

Amount

2,500

6,500

Insp. Date

% Comp.

0

0

Date Comp.

Comments

NVC

TO INCLUDE NEW DEC

DATE

01/20/2012

03/04/2011

12/02/2009

11/30/2006

11/10/2005

TYPE

IS

ID

317

317

317

311

311

CD.

16

16

15

15

15

PURPOSE/RESULT

FIELDREV CHG

FIELDREV CHG

PERMIT VISIT

PERMIT VISIT

PERMIT VISIT

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RC

D

Front

Depth

Units

5,500

SF

Unit Price

13.93

I. Factor

0.8200

S.A.

3

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

MF

Adj.

1.00

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj Fact

1.00

Adj. Unit Price

11.42

Land Value

62,800

Total Card Land Units:

0.13

AC

Parcel Total Land Area:

0.13

AC

Total Land Value:

62,800

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	02		BUNGALOW	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft	260		
Stories	1.5			Int vs Ext	S		
Foundation	3		MASONRY	MIXED USE			
Exterior Wall 1	7		BRICK	Code	Description		Percentage
Exterior Wall 2	4		VINYL	101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER	COST/MARKET VALUATION			
Interior Wall 2							
Interior Floor 1	4		CARPET	Adj. Base Rate:		81.91	
Interior Floor 2	3		HARDWOOD				
Heat Fuel	2		GAS				
Heat Type	3		FORCED H/W	Replace Cost		124,665	
AC Type	01		NONE	AYB		1940	
Bedrooms	3			EYB		1980	
Full Baths	1			Dep Code		AG	
Half Baths	0			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	5			Dep %		34	
Bath Style	A		AVERAGE	Functional ObsInc			
Kitchen Style	A		AVERAGE	External ObsInc			
Kitchens	1			Cost Trend Factor		1	
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12			Overall % Cond		66	
Bsmt Garage				Apprais Val		82,300	
Units	1			Dep % Ovr		0	
WS Flues				Dep Ovr Comment			
FBM Quality	1			Misc Imp Ovr		0	
Fireplaces	0			Misc Imp Ovr Comment			
				Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
02	SHED/FR			L	96	7.48	1996	A		AV	60	400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,040		16.38	17,037	
FFL	1ST FLOOR	1,096	1,096		81.91	89,772	
UAT	UNFIN ATTC	0	1,040		16.38	17,037	
WDK	WOOD DECK	0	70		11.70	819	
Ttl. Gross Liv/Lease Area:		1,096	3,246	1,522		124,665	

UAT	26	WDK7
FFL		
BMT		
	1010	10
	7	
	FFL 7	
	88	8
	7	
40		
	26	
	22	

