

Property Location: 27 WEDGEWOOD RD

Account #4448

MAP ID:58/ 17/ 0/ /

Bldg Name:

State Use:101

Vision ID: 4379

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/28/2014 13:30

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION																
TYLER WILLIAM A TYLER O DONNELL JANE 27 WEDGEWOOD RD EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value										
											RESIDENTL.		101						151,900		151,900										
											RES LAND		101						85,900		85,900										
											RESIDENTL.		101		14,200		14,200														
SUPPLEMENTAL DATA																															
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_388188_2858425						Received Prior ID Owner Occ Final Area 1760 Current Ac. 1.86827 ASSOC PID#																									
Total											252,000							252,000													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																		
TYLER WILLIAM A				05665/ 0106		08/09/1984		U	I	0		A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value								
													2014	B	152,900		2013	B	154,300		2012	B	157,100								
													2014	L	92,900		2013	L	105,600		2012	L	100,200								
													Total:		245,800		Total:		259,900		Total:		257,300								
EXEMPTIONS					OTHER ASSESSMENTS							This signature acknowledges a visit by a Data Collector or Assessor																			
Year	Type	Description			Amount		Code	Description			Number	Amount	Comm. Int.																		
Total:																															
ASSESSING NEIGHBORHOOD																															
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																				
0001/A								101			MA																				
NOTES																															
MEASURED PROPERLY EXACT TO PLANS																															
APPRAISAL MEAS WRONG																															
												Appraised Bldg. Value (Card) 151,900																			
												Appraised XF (B) Value (Bldg) 0																			
												Appraised OB (L) Value (Bldg) 14,200																			
												Appraised Land Value (Bldg) 85,900																			
												Special Land Value 0																			
												Total Appraised Parcel Value 252,000																			
												Valuation Method: C																			
												Adjustment: 0																			
												Net Total Appraised Parcel Value 252,000																			
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											
221		01/01/1984		MN	Manual Note		0			0					01/10/2014			317	3	MEAS+INSPCTD											
															09/19/2008			317	14	INSPECTED											
															09/05/2008			317	2	MEASURED											
															10/15/2001			247	14	INSPECTED											
															10/01/2001			247	2	MEASURED											
LAND LINE VALUATION SECTION																															
B #	Use Code	Use Description			Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj. Unit Price	Land Value							
																				Spec Use	Spec Calc										
1	101	ONE FAM			RA				40,000	SF	2.20	1.0000	5	1.0000	0.90	MA	1.00	SHP1					1.00	1.98	79,200						
1	101	ONE FAM			RA				0.95	AC	7,000.00	1.0000	0	1.0000	1.00	MG	1.00						1.00	7,000.00	6,700						
Total Card Land Units:									1.87	AC	Parcel Total Land Area:									1.87	AC	Total Land Value:									85,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	09		CONTEMPORY	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft	1056		
Stories	1.00		1 Story	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	4		CARPET	Adj. Base Rate:		91.72	
Interior Floor 2							
Heat Fuel	1		OIL				
Heat Type	3		FORCED H/W				
AC Type	01		NONE				
Bedrooms	3			Replace Cost	197,294		
Full Baths	2			AYB	1984		
Half Baths	1			EYB	1991		
Extra Fixtures	0			Dep Code	AV		
Total Rooms	6			Remodel Rating			
Bath Style	A		AVERAGE	Year Remodeled			
Kitchen Style	A		AVERAGE	Dep %			23
Kitchens	1			Functional Obslnc			
Extra Kitchens	0			External Obslnc			
Frame	1		WOOD	Cost Trend Factor			1
Basement Floor	12			Condition			
Bsmt Garage				% Complete			
Units	1			Overall % Cond			77
WS Flues				Apprais Val	151,900		
FBM Quality	4			Dep % Ovr	0		
Fireplaces	1			Dep Ovr Comment			
				Misc Imp Ovr			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
03	GARAGE	OB	Outbuilding	L	720	28.18	2010	A		GD	70	14,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,704		18.36	31,277	
FFL	1ST FLOOR	1,760	1,760		91.72	161,431	
WDK	WOOD DECK	0	360		12.74	4,586	
Ttl. Gross Liv/Lease Area:		1,760	3,824	2,151		197,294	

