

Property Location: 45 WOOD AV
Vision ID: 1016

Account #1043

Bldg #: 1 of 1

Bldg Name: Sec #: 1 of 1 Card 1 of 1

State Use: 101
Print Date: 11/24/2015 19:05

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
Final Area
Current Ac.
ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND
RESIDENTL.

Code

101
101
101

Appraised Value

82,300
62,800
400

Assessed Value

82,300
62,800
400

Total

145,500

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.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2015

101

82,300

2014

B

80,600

2013

B

87,500

2015

101

62,800

2014

L

58,700

2013

L

59,400

2015

101

400

2014

O

500

2013

O

500

Total:

145,500

Total:

139,800

Total:

147,400

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

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

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

174

07/27/2009

12

REROOF

2,500

0

NVC

365

11/18/2004

42

REPAIRS

6,500

0

TO INCLUDE NEW DEC

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

01/20/2012

317

16

FIELDREV CHG

03/04/2011

317

16

FIELDREV CHG

12/02/2009

317

15

PERMIT VISIT

11/30/2006

311

15

PERMIT VISIT

11/10/2005

311

15

PERMIT VISIT

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

Spec Use

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RC

5,500

SF

13.93

0.8200

3

1.0000

1.00

MF

1.00

1.00

11.42

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		SAME
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	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
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				
AC Type	01		NONE	Replace Cost		124,665	
Bedrooms	3			AYB		1940	
Full Baths	1			EYB		1980	
Half Baths	0			Dep Code		AG	
Extra Fixtures	0			Remodel Rating			
Total Rooms	5			Year Remodeled			
Bath Style	A		AVERAGE	Dep %		34	
Kitchen Style	A		AVERAGE	Functional ObsInc			
Kitchens	1			External ObsInc			
Extra Kitchens	0			Cost Trend Factor		1	
Frame	1		WOOD	Condition			
Basement Floor	12		CONCRETE	% Complete			
Bsmt Garage				Overall % Cond		66	
Units	1			Apprais Val		82,300	
WS Flues				Dep % Ovr		0	
FBM Quality	1			Dep Ovr Comment			
Fireplaces	0			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
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	

