

Property Location: 58 WOOD AV
Vision ID: 970

Account #997

MAP ID:1A/ 105/ 13/ /
Bldg #: 1 of 1

Bldg Name:
Sec #: 1 of 1

Card 1 of 1

State Use:101
Print Date:11/24/2015 18:55

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 AST LONGMEADOW, MA VISION															
KUHN GAIL 118 EAST CHESTNUT HILL MONTAGUE, MA 01351 Additional Owners:				1	TYPCL					Description		Code		Appraised Value		Assessed Value																	
										RESIDENTL.	101	74,600	74,600																				
										RES LAND	101	63,300	63,300																				
										RESIDENTL.	101	6,800	6,800																				
SUPPLEMENTAL DATA																																	
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_374318_2855488						Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																											
										Total				144,700				144,700															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																				
KUHN GAIL KUHN IRENE E + GALE KUHN IRENE				07948/ 0096 6010/ 469 02197/ 0582		02/24/1992 02/13/1986 09/18/1952		U	I	1 1 0		A A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value										
													2015	101	74,600		2014	B	71,400		2013	B	81,500										
													2015	101	63,300		2014	L	62,500		2013	L	63,200										
													2015	101	6,800		2014	O	7,500		2013	O	7,500										
													Total:		144,700		Total:		141,400		Total:		152,200										
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			MF																						
NOTES																																	
														Appraised Bldg. Value (Card) 74,600																			
														Appraised XF (B) Value (Bldg) 0																			
														Appraised OB (L) Value (Bldg) 6,800																			
														Appraised Land Value (Bldg) 63,300																			
														Special Land Value 0																			
														Total Appraised Parcel Value 144,700																			
														Valuation Method: C																			
														Adjustment: 0																			
														Net Total Appraised Parcel Value 144,700																			
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												
																10/19/2006			311	3	MEAS+INSPCTD												
																10/02/2006			250	22	MAILER SENT												
																04/15/2004			316	1	LEFT NOTICE												
																06/13/1990			131	3	MEAS+INSPCTD												
																05/06/1980			500	3	MEAS+INSPCTD												
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									
1	101	ONE FAM		RC				7,280	SF	10.60	0.8200	3	1.0000	1.00	MF	1.00			Spec Use	Spec Calc	1.00		8.69	63,300									
Total Card Land Units:										0.17	AC	Parcel Total Land Area:										0.17 AC	Total Land Value:										63,300

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	15		OLD STYLE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	1.75		1 3/4 Stories	Int vs Ext	S		
Foundation	2		CONC BLOCK	MIXED USE			
Exterior Wall 1	4		VINYL	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	2		PLASTER				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		75.03	
Interior Floor 2							
Heat Fuel	1		OIL	Replace Cost		122,305	
Heat Type	3		FORCED H/W	AYB		1920	
AC Type	01		NONE	EYB		1975	
Bedrooms	2			Dep Code		AV	
Full Baths	1			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	1			Dep %		39	
Total Rooms	5			Functional ObsInc			
Bath Style	A		AVERAGE	External ObsInc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		61	
Basement Floor	12			Apprais Val		74,600	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality				Misc Imp Ovr Comment			
Fireplaces	1			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	380	28.18	1950	A		AV	60	6,400
02	SHED/FR			L	80	7.48	1950	A		AV	60	400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	744		15.03	11,180
EFP	ENCL PORCH	0	318		22.42	7,128
FFL	1ST FLOOR	826	826		75.03	61,978
OFP	OPEN PORCH	0	18		8.34	150
TQS	3/4 STORY	558	744		56.28	41,869
Ttl. Gross Liv/Lease Area:		1,384	2,650	1,630		122,305

