

Property Location: 89 WOOD AV

Vision ID: 1167

Account #1197

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Bldg Name:

State Use: 101

Print Date: 12/14/2017 20:51

CURRENT OWNER

THIBODEAU SUSAN L

89 WOOD AV

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

RESIDENTL.

101

75,500

75,500

RES LAND

101

45,600

45,600

RESIDENTL.

101

4,500

4,500

Total

125,600

125,600

1006

4ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

THIBODEAU SUSAN L

19695/ 391

02/21/2013

U

1

1

1H

THIBODEAU EDWARD C,

14499/ 538

09/15/2004

U

1

100

A

THIBODEAU EDWARD C,

08845/ 0351

05/31/1994

U

1

74,000

REED STEPHEN F + DOREEN M

07665/ 0442

03/29/1991

U

1

95,000

CERRI RENO A JR

04143/ 0145

06/19/1975

U

1

0

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2017

101

74,300

2016

101

73,300

2015

101

73,300

2017

101

43,300

2016

101

46,700

2015

101

46,700

2017

101

4,500

2016

101

4,500

2015

101

4,500

Total:

122,100

Total:

124,500

Total:

124,500

EXEMPTIONS

OTHER ASSESSMENTS

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

DOG & FENCE COULD NOT MEASURE

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

214

09/01/1990

MN

Manual Note

2,500

0

POOL

213

09/01/1990

MN

Manual Note

400

0

SHED

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

10/02/2006

250

22

MAILER SENT

04/22/2004

250

22

MAILER SENT

04/15/2004

311

2

MEASURED

01/07/1991

107

15

PERMIT VISIT

06/12/1990

131

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

1

101

ONE FAM

RC

3,725

SF

16.12

0.7600

3

1.0000

1.00

MF

1.00

Special Pricing

Spec Use

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1.00

12.25

45,600

Total Card Land Units:

0.09

AC

Parcel Total Land Area:

0.09

AC

Total Land Value:

45,600

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	264		
Stories	2.00		2 Story	Int vs Ext	S		
Foundation	2		CONC BLOCK				
Exterior Wall 1	4		VINYL				
Exterior Wall 2							
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD				
Interior Floor 2							
Heat Fuel	1		OIL				
Heat Type	5		STEAM				
AC Type	01		NONE				
Bedrooms	2						
Full Baths	1						
Half Baths	1						
Extra Fixtures	0						
Total Rooms	5						
Bath Style	A		AVERAGE				
Kitchen Style	A		AVERAGE				
Kitchens	1						
Extra Kitchens	0						
Frame	1		WOOD				
Basement Floor							
Bsmt Garage							
Units	1						
WS Flues	1						
FBM Quality	3						
Fireplaces	0						

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		NO
FBM Sqft	264		
Int vs Ext	S		

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	93.70
Replace Cost	116,192
AYB	1930
EYB	1982
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	35
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	65
Apprais Val	75,500
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	

WDK	12
4	
FFL	11
6	
66	10
11	11
11	1
FFL	11
BMT	
	12
SFL[475]	
24	
	4
	12
12	12
22	4

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	240	28.18	1945	F		FR	50	3,000
02	SHED/FR			L	120	7.48	1988	A		GD	70	600
07	POOL A-C	OB	Outbuilding	L	18	69.00	1988	A		GD	70	900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	528		18.81	9,933
FFL	1ST FLOOR	642	642		93.70	60,157
SFL	2ND FLOOR	475	475		93.70	44,509
WDK	WOOD DECK	0	120		13.27	1,593
Ttl. Gross Liv/Lease Area:		1,117	1,765	1,240		116,192

