

Property Location: 78 COLONY DR
Vision ID: 3760

Account #3825

MAP ID: 47/ 62/ 135/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/15/2017 18:46

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT						1006 4ST LONGMEADOW, MA VISION							
WENGJEN RUDOLF J WENGJEN GERALDINE M 78 COLONY DR EAST LONGMEADOW, MA 01028 Additional Owners:							1 TYPCL						Description		Code		Appraised Value				Assessed Value					
													RESIDENTL.		101		101,800				101,800					
													RES LAND		101		100,200				100,200					
													RESIDENTL.		101		200		200							
SUPPLEMENTAL DATA																										
Other ID:					Received																					
SP Permit					Field 7																					
Chapter Land					Field 8																					
OC Dates					Field 9																					
In+Ex FY					Field 10																					
Mailed																										
GIS ID: F_384837_2854756					ASSOC PID#																					
																Total		202,200		202,200						
RECORD OF OWNERSHIP					BK-VOL/PAGE			SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
WENGJEN RUDOLF J WENGJEN RUDOLF J ARBORIO LOUIS F					21366/ 365 20903/ 439 03763/ 0489			09/21/2016 10/07/2015 12/29/1972		U	1	1	1A	00	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
															2017	101	105,000		2016	101	103,900		2015	101	103,900	
															2017	101	98,300		2016	101	95,100		2015	101	95,100	
															2017	101	200		2016	101	200		2015	101	200	
															Total:		203,500		Total:		199,200		Total:		199,200	
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			MG															
NOTES																										
															Appraised Bldg. Value (Card)								101,800			
															Appraised XF (B) Value (Bldg)								0			
															Appraised OB (L) Value (Bldg)								200			
															Appraised Land Value (Bldg)								100,200			
															Special Land Value								0			
															Total Appraised Parcel Value								202,200			
															Valuation Method:								C			
															Adjustment:								0			
															Net Total Appraised Parcel Value								202,200			
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				
201600079		01/19/2016		91	INSULATION		3,275				0					10/21/2011 10/14/2011 09/11/2002 04/04/1992 01/13/1981				317 317 274 170 500	14 2 3 3 3	INSPECTED MEASURED MEAS+INSPCTD MEAS+INSPCTD 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			RA				15,364 SF	5.48	1.1900	7	1.0000	1.00	MG	1.00			Spec Use	Spec Calc	1.00	6.52	100,200			
Total Card Land Units:										0.35	AC	Parcel Total Land Area:					0.35	AC	Total Land Value:					100,200		

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	1.00		1 STORY	Int vs Ext	S		SAME
Foundation	2		CONC BLOCK	MIXED USE			
Exterior Wall 1	1		WOOD SHING	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				
Interior Floor 2				Adj. Base Rate:		107.66	
Heat Fuel	2		GAS	Replace Cost		164,181	
Heat Type	3		FORCED H/W	AYB		1972	
AC Type	01		NONE	EYB		1979	
Bedrooms	3			Dep Code		AV	
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	1			Dep %		38	
Total Rooms	5			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		62	
Basement Floor	12		CONCRETE	Apprais Val		101,800	
Bsmt Garage	2			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
02	SHED/FR			L	55	7.48	1980	A		AV	60	200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,248		21.57	26,915	
FFL	1ST FLOOR	1,248	1,248		107.66	134,359	
OSP	SCRN PORCH	0	48		15.70	754	
WDK	WOOD DECK	0	144		14.95	2,153	
Ttl. Gross Liv/Lease Area:		1,248	2,688	1,525		164,181	

