

State Use 101
Print Date 12/18/2019 11:15:23

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																													
DURANTE RACHEL F C/O GULLBERG RACHEL FRANCES 51 WOOD AVE EAST LONGMEADOW MA 01028 GIS ID F_374130_2855555												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																					
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		103300		103,300																							
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		63600		63,600																							
				SUPPLEMENTAL DATA																																					
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		166,900		166,900																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
DURANTE RACHEL F BERRIOS LISA U, GAGNON CONSTANCE M,				19320 0039		06-26-2012		U		I		158,900		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed									
				13320 0129		06-20-2003		U		I		144,000				2019		101		100,300		2018		101		96,800		2017		101		90,600									
				04413 0209		04-28-1977		U		I		0						101		61,800				101		61,800				101		58,600									
																Total		162100		Total		158600		Total		149200															
EXEMPTIONS						OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor																							
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int																									
				Total		0.00																																			
ASSESSING NEIGHBORHOOD																		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 103,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 63,600 Special Land Value 0 Total Appraised Parcel Value 166,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 166,900																							
Nbhd		Nbhd Name		B		Tracing		Batch																																	
0001						101		MF																																	
NOTES																																									
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													
201601605		05-06-2016		21		SIDING		6,400		06-01-2017		0		05-29-2018		CANCELED		05-29-2018						400 15		PERMIT VISIT															
																		06-02-2017						105 2		MEASURED															
																		06-01-2017						317 15		PERMIT VISIT															
																		03-16-2017						317 15		PERMIT VISIT															
																		04-24-2004						318 14		INSPECTED															
																		04-22-2004						250 22		MAILER SENT															
																		04-16-2004						311 2		MEASURED															
LAND LINE VALUATION SECTION																																									
B		Use Co		Description		Zone		D		Fronta		Depth		Land Units		Unit Price		I. Fact		S.A.		Ac Di		C. Fact		St. Idx		Adj		Notes		Special Pricing		Size A		Adj Unit Pric		Land Value			
1		101		ONE FAM		RC								7,150		SF		11.71		0.760		3		LAND		1.00		MF		1.00				0		1.000		8.90		63,600	
														Total Card Land Units				0.164		AC		Parcel Total Land Area: 0.1641														Total Land Value		63,600			

Property Location 51 WOOD AV
 Vision ID 1005

Account # 1032

Map ID 1A/ 4/ 50/ /

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		102.44
Interior Floor 1	3	HARDWOOD	RCN		163,899
Interior Floor 2	5	LINO/VINYL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1952
Heat Type	1	FORCED H/A	Effective Year Built		1981
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	1		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		103,300
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	778		22.92	17,830
EFB	ENCL PORCH	0	75		35.05	2,629
FFL	1ST FLOOR	778	778		114.30	88,922
GAR	GARAGE	0	220		45.72	10,058
HST	HALF STORY	389	778		57.15	44,461
Ttl Gross Liv / Lease Area		1,167	2,629	1,434		163,899

