

State Use 101
Print Date 12/18/2019 11:23:47

CURRENT OWNER						TOPO TYPE			UTILITY		STREET		LOCATION		CURRENT ASSESSMENT							
CLLC LLC 56 SEVERN ST LONGMEADOW MA 01106 GIS ID F_374275_2855969 Mailed															Description	Code	Appraised		Assessed		1006 EAST LONGMEADOW	
						TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.	101	72900		72,900				
														RES LAND	101	64000		64,000				
						DRAINAGE				VIEW		COMMUNITY		RESIDENTL.	101	4600		4,600				
						SUPPLEMENTAL DATA																
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																
												Total		141,500		141,500						
RECORD OF OWNERSHIP						BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)							
CLLC LLC WINHOLTZ SUSAN L, WINHOLTZ,SUSAN L STASZ FRANK J +, CLARK						19955	0286	08-02-2013	U	I	140,300		1T	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
						17670	0164	03-02-2009	U	I	1		1A	2019	101	71,200	2018	101	65,500	2017	101	66,300
						14010	0459	03-01-2004	U	I	1		1	101	62,100	101	62,100	101	58,900			
						06388	0070	02-12-1987	U	I	72,000		101	4,600	101	4,400						
						04678	0092	10-23-1978	U	I	0		Total	137900	Total	132200	Total	129600				
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description		Amount		Code	Description		YEAR	Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 72,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 4,600 Appraised Land Value (Bldg) 64,000 Special Land Value 0 Total Appraised Parcel Value 141,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 141,500								
Total				0.00																		
ASSESSING NEIGHBORHOOD																						
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						
95	05-09-2003	12	REROOF		2,200				NVC		06-08-2017			317	14	INSPECTED						
											06-02-2017			105	2	MEASURED						
											05-25-2004			319	14	INSPECTED						
											04-22-2004			250	22	MAILER SENT						
											04-15-2004			311	2	MEASURED						
											01-26-2004			296	15	PERMIT VISIT						
											06-13-1990			131	3	MEAS+INSPCTD						
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	BUS				8,400 SF	10.02	0.760	3	LAND	1.00	MF	1.00			0		1.000	7.62	64,000	
Total Card Land Units							0.193 AC	Parcel Total Land Area: 0.1928							Total Land Value							64,000

Property Location 18 WOOD AV
 Vision ID 1059

Account # 1089

Map ID 1A/ 97/ 3/ /

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	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.5		Units	2	
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			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		76.18
Interior Floor 1	3	HARDWOOD	RCN		140,143
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1930
Heat Type	3	FORCED H/W	Effective Year Built		1975
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	1		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	1		Functional Obsol		
Total Rooms	3		External Obsol		5
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		52
Extra Kitchens	0		RCNLD		72,900
Extra Kitchen St			Dep % Ovr		
FBM Sqft	231		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	1		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
03	GARAGE	OB	Outbuildi	L	315	28.18	1940	50	0.00	FR	F	0.90	4,000
22	WOOD DK			L	110	9.20	1980	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	925		18.15	16,792	
EFB	ENCL PORCH	0	184		27.13	4,992	
FFL	1ST FLOOR	1,015	1,015		90.77	92,128	
OPF	OPEN PORCH	0	63		8.64	545	
PAT	PATIO	0	90		5.04	454	
UHS	UNFIN HALF STORY	0	925		27.28	25,233	
Ttl Gross Liv / Lease Area		1,015	3,202	1,544		140,143	

