

State Use 101
Print Date 12/18/2019 11:40:16

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																		
THIBODEAU SUSAN L 89 WOOD AV EAST LONGMEADOW MA 01028 GIS ID F_374192_2855067												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	90200		90,200													
												RES LAND		101	47000		47,000													
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	3600		3,600													
				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		140,800		140,800														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)														
THIBODEAU SUSAN L THIBODEAU EDWARD C, THIBODEAU EDWARD C, REED STEPHEN F + DOREEN M CERRI RENO A JR				19695 0391		02-21-2013		U		I		1		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
				14499 0538		09-15-2004		U		I		100		1A		2019	101	88,200	2018	101	75,500	2017	101	74,300						
				08845 0351		05-31-1994		U		I		74,000					101	45,600		101	45,600		101	43,300						
				07665 0442		03-29-1991		U		I		95,000					101	3,600		101	4,500		101	4,500						
				04143 0145		06-19-1975		U		I		0					Total	137400	Total	125600	Total	122100								
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								APPRaised VALUE SUMMARY																
														Appraised BLDG. Value (Card)						90,200										
														Appraised Xf (B) Value (Bldg)						0										
														Appraised Ob (B) Value (Bldg)						3,600										
														Appraised Land Value (Bldg)						47,000										
														Special Land Value						0										
														Total Appraised Parcel Value						140,800										
														Valuation Method						C										
														Adjustment																
														Net Total Appraised Parcel Value						140,800										
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		
214		09-01-1990		MN		Manual Note		2,500								POOL		03-14-2018						333		2		MEASURED		
213		09-01-1990		MN		Manual Note		400								SHED		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		
																		01-19-1990						105		16		FIELDREV CHG		
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				3,725	SF	16.60	0.760	3	LAND	1.00	MF	1.00					0			1.000	12.62	47,000				
Total Card Land Units														0.086	AC	Parcel Total Land Area: 0.0855				Total Land Value										47,000

Property Location 89 WOOD AV
 Vision ID 1167

Account # 1197

Map ID 2/ 66/ 40/ /

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		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	84.28	
Interior Floor 2			RCN	128,787	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	5	STEAM	Year Built	1930	
AC Type	01	NONE	Effective Year Built	1988	
Bedrooms	2		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	90,200	
FBM Sqft	264		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	1		Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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	240	28.18	1945	50	0.00	FR	F	0.90	3,000
02	SHED/FR			L	120	7.48	1988	70	0.00	GD	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	528		20.83	11,000	
FFL	1ST FLOOR	642	642		103.78	66,625	
OFP	OPEN PORCH	0	12		8.65	104	
SFL	2ND FLOOR	475	475		103.78	49,294	
WDK	WOOD DECK	0	120		14.70	1,764	
Ttl Gross Liv / Lease Area		1,117	1,777	1,241		128,787	

