

Property Location

86 WOOD AV

Map ID

2/ 79/ 19/ /

Bldg Name

State Use

101

Vision ID

1177

Account #

1207

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 11:41:48

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
MCCOLLUM TRACI 86 WOOD AV EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	117700	117,700												
						RES LAND	101	64400	64,400												
						RESIDNTL.	101	8400	8,400												
		DRAINAGE		VIEW	COMMUNITY																
		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#															
GIS ID F_374358_2855146						Total				190,500	190,500										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
MCCOLLUM TRACI DUDLEY SARAH GALENSKI,JOHN L JR		22245	0284	06-29-2018	Q	I	210,000	00	Year	Code	Assessed	Year	Code	Assessed							
		18107	0525	12-08-2009	U	I	180,000		2019	101	114,700	2018	101	92,200							
		03262	0293	06-07-1967	U	I	0			101	62,600		101	59,300							
										101	8,100		101	8,100							
		Total						Total		185400	Total		162900	Total	158200						
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)117,700 Appraised Xf (B) Value (Bldg)0 Appraised Ob (B) Value (Bldg)8,400 Appraised Land Value (Bldg)64,400 Special Land Value0 Total Appraised Parcel Value190,500 Valuation MethodC Adjustment Net Total Appraised Parcel Value190,500												
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							
201901665	01-04-2019	11	POOL	7,747	06-19-2019	100	06-19-2019	27X52 ABVGRND	06-19-2019			334	15	PERMIT VISIT							
201900060	01-04-2019	91		5,700		0			03-14-2018			333	2	MEASURED							
									02-10-2010			317	16	FIELDREV CHG							
									06-03-2004			319	14	INSPECTED							
									04-16-2004			250	22	MAILER SENT							
									04-13-2004			316	2	MEASURED							
									05-06-1992			107	22	MAILER SENT							
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				9,900 SF	8.56	0.760	3	LAND	1.00	MF	1.00			0		1.000	6.51	64,400
Total Card Land Units							0.227	AC	Parcel Total Land Area:				0.2273	Total Land Value							64,400

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
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	
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		107.98
Interior Floor 1	3	HARDWOOD	RCN		168,195
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1940
Heat Type	5	STEAM	Effective Year Built		1988
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		30
Extra Fixtures	1		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		70
Extra Kitchens	0		RCNLD		117,700
Extra Kitchen St			Dep % Ovr		
FBM Sqft	600		Dep Ovr Comment		
FBM Quality	3		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
03	GARAGE	OB	Outbuildi	L	288	28.18	1940	60	0.00	AV	A	1.00	4,900
02	SHED/FR			L	144	7.48	1950	60	0.00	AV	A	1.00	600
22	WOOD DK			L	240	9.20	2000	70	0.00	GD	A	1.00	1,500
07	POOLA-C	OB	Outbuildi	L	27	69.00	2019	60	0.00	AV	G	1.25	1,400

BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description				Living		Gross		Eff Area		Unit Cost		Undeprec Value
BMT	BASEMENT				0		744				26.63		19,811
FFL	1ST FLOOR				744		744				132.96		98,923
HST	HALF STORY				372		744				66.48		49,461

Ttl Gross Liv / Lease Area					1,116	2,232	1,265			168,195
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