

State Use 101
Print Date 12/18/2019 11:43:14

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
LECLAIR RAYMOND A LECLAIR NANCY E 120 WOOD AVENUE EAST LONGMEADOW MA 01028 GIS ID F_374422_2854683												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	71300		71,300										
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	64100		64,100										
												RESIDNTL.		101	4300		4,300										
				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		139,700		139,700											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
LECLAIR RAYMOND A LECLAIR RAYMOND A, LECLAIR LEONARD +				10793 08537 04554	0334 0111 0394	06-03-1999 08-25-1993 02-23-1978	U U U	I I I	100 1 0	1A 1A 	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
											2019	101	69,200	2018	101	63,800	2017	101	64,300								
												101	62,200		101	62,200		101	59,000								
												101	4,300		101	4,300		101	4,300								
											Total		135700		Total		130300		Total		127600						
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															
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)										71,300							
0001						101		MF		Appraised Xf (B) Value (Bldg)										0							
										Appraised Ob (B) Value (Bldg)										4,300							
										Appraised Land Value (Bldg)										64,100							
										Special Land Value										0							
										Total Appraised Parcel Value										139,700							
										Valuation Method										C							
										Adjustment																	
										Net Total Appraised Parcel Value										139,700							
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				
201502440 113		08-19-2015 05-15-2000		25 7	WINDOWS REMODEL		1,756 3,000		04-22-2016		100		04-22-2016		3 REPLACEMENT, RELOCATE BTHRM		04-22-2016 01-31-2014 07-05-2013 05-04-2004 04-16-2004 04-15-2004 01-15-2001		01		317 317 317 317 250 316 247	15 24 16 14 22 2 15	PERMIT VISIT ABATEMENT VI FIELDREV CHG INSPECTED MAILER SENT MEASURED PERMIT VISIT				
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				8,600	SF	9.80	0.760	3	LAND	1.00	MF	1.00				0			1.000	7.45	64,100		
Total Card Land Units								0.197	AC	Parcel Total Land Area: 0.1974								Total Land Value								64,100	

Property Location 120 WOOD AV
 Vision ID 1186

Account # 1216

Map ID 2/ 87/ 25/ /

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

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 Print Date 12/18/2019 11:43:15

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C-	AVG. (-)	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		103.14
Interior Floor 1	2	SOFTWOOD	RCN		137,058
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1940
Heat Type	3	FORCED H/W	Effective Year Built		1975
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	2		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	0		Functional Obsol		5
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		52
Extra Kitchens	0		RCNLD		71,300
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
03	GARAGE	OB	Outbuildi	L	252	28.18	1950	60	0.00	AV	A	1.00	4,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,048		20.96	21,971	
EFB	ENCL PORCH	0	156		31.52	4,917	
FFL	1ST FLOOR	1,048	1,048		104.62	109,646	
PAT	PATIO	0	104		5.03	523	
Ttl Gross Liv / Lease Area		1,048	2,356	1,310		137,058	

