

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																													
WANDS JOHN J JR WANDS JENNIFER L 33 ALBANO DR EAST LONGMEADOW MA 01028 GIS ID F_384394_2856764										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	110000				110,000																						
										RES LAND		101	64400		64,400																										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	12000				12,000																						
				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		186,400		186,400																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
WANDS JOHN J JR HIGGINS LESLIE A + VIGLIANO JOHN A +				09669		0585		10-31-1996		U		I		94,900		2019		Assessed		Year		Code		Assessed		Year		Code		Assessed											
				08024		0293		04-24-1992		U		I		110,000				101		107,000		2018		101		98,800		2017		101		96,600									
				03340		0086		05-29-1968		U		I		0				101		62,500		101		62,500		101		59,400													
																		101		12,000		101		12,000		101		12,000													
														Total		181500		Total		173300		Total		168000																	
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																																									
Nbhd				Nbhd Name				B				Tracing				Batch																									
0001								101				MF																													
NOTES																																									
																Appraised BLDG. Value (Card)								110,000																	
																Appraised Xf (B) Value (Bldg)								0																	
																Appraised Ob (B) Value (Bldg)								12,000																	
																Appraised Land Value (Bldg)								64,400																	
																Special Land Value								0																	
																Total Appraised Parcel Value								186,400																	
																Valuation Method								C																	
																Adjustment																									
																Net Total Appraised Parcel Value								186,400																	
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													
7		01-19-1999		20		WOOD STOVE		30										12-11-2015 08-30-2003 11-05-1999 02-19-1992 01-12-1981						317 274 247 170 500		2 3 15 3 3		MEASURED MEAS+INSPCTD PERMIT VISIT MEAS+INSPCTD 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		RA								10,000		SF		8.48		0.760		3		LAND		1.00		MF		1.00				0		1.000		6.44		64,400	
Total Card Land Units																0.230		AC		Parcel Total Land Area:		0.2296		Total Land Value								64,400									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmnt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	7	BRICK	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	107.33	
Interior Floor 1	3	HARDWOOD	RCN	157,197	
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built	1950	
Heat Type	1	FORCED H/A	Effective Year Built	1988	
AC Type	01	NONE	Depreciation Code	GD	
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %	30	
Extra Fixtures	1		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	70	
Extra Kitchens	0		RCNLD	110,000	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues	1		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	624	28.18	1960	60	0.00	AV	A	1.00	10,600
02	SHED/FR			L	96	7.48	2002	60	0.00	AV	A	1.00	400
19	PATIO			L	72	5.75	2002	70	0.00	GD	G	1.25	400
19	PATIO			L	120	5.75	2002	70	0.00	GD	G	1.25	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	650		24.52	15,940	
FFL	1ST FLOOR	750	750		122.62	91,964	
HST	HALF STORY	375	750		61.31	45,982	
OFP	OPEN PORCH	0	16		15.33	245	
WDK	WOOD DECK	0	180		17.03	3,065	
Ttl Gross Liv / Lease Area		1,125	2,346	1,282		157,197	

