

State Use 101
Print Date 12/18/2019 10:23:42

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																		
WAJDA SCOTT M WAJDA DARLENE A 84 MELWOOD AV EAST LONGMEADOW MA 01028 GIS ID F_377507_2850223 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	138800		138,800													
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	88400		88,400													
												RESIDNTL.		101	700		700													
				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		227,900		227,900												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)															
WAJDA SCOTT M KOCHANOWSKI CYNTHIA P KOCHANOWSKI HALES				09500	0163	05-29-1996	U	I	128,500		1A 1A 0	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed										
				06585	0488	08-07-1987	U	I	1	2019		101	135,000	2018	101	124,800	2017	101	123,800											
				6035	0553	03-18-1986	U	I	1	101		85,800	101	85,800	101	83,900														
				03221	0061	10-17-1966	U	I	0	101		700	101	700	101	700														
				Total		0.00																								
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																		
Year	Code	Description				Amount		Code	Description													YEAR	Amount		Comm Int					
																APPROAISED VALUE SUMMARY														
																Appraised BLDG. Value (Card)				138,800										
																Appraised Xf (B) Value (Bldg)				0										
																Appraised Ob (B) Value (Bldg)				700										
																Appraised Land Value (Bldg)				88,400										
																Special Land Value				0										
																Total Appraised Parcel Value				227,900										
																Valuation Method				C										
																Adjustment														
																Net Total Appraised Parcel Value				227,900										
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						
201900495		02-14-2019		62	ADDITION		28,000		06-03-2019		100		04-23-2019		REAR		06-03-2019						400	15	PERMIT VISIT					
201501640		05-13-2015		4			45,000		04-29-2016		100		04-29-2016		16X14 REPLACE E		07-15-2016								317		16		FIELDREV CHG	
																	04-29-2016								317		15		PERMIT VISIT	
																	04-01-2004								250		22		MAILER SENT	
																	02-19-2004								311		2		MEASURED	
																	07-01-1991								131		3		MEAS+INSPCTD	
															04-29-1980		500		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		RB				19,823	SF	4.46		1.000	5	LAND	1.00	MA	1.00			0			1.000	4.46	88,400					
Total Card Land Units								0.455	AC	Parcel Total Land Area: 0.4551								Total Land Value								88,400				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	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	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		89.10
Interior Floor 1	4	CARPET	RCN		198,294
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1966
Heat Type	1	FORCED H/A	Effective Year Built		1988
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	2		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		138,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft	499		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
40	LEAN-TO			L	198	5.75	1996	60	0.00	AV	A	1.00	700
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2019	70	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,248		20.65	25,766	
FFL	1ST FLOOR	1,472	1,472		103.06	151,709	
GAR	GARAGE	0	484		41.31	19,994	
PAT	PATIO	0	168		4.91	825	
Ttl Gross Liv / Lease Area		1,472	3,372	1,924		198,294	

