

Property Location

40 WOOD AV

Map ID

1A/ 101/ 8/ /

Bldg Name

State Use

101

Vision ID

966

Account #

993

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 11:09:25

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
ALLEGREZZA MELISSA A 40 WOOD AV EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	107600	107,600												
						RES LAND	101	63200	63,200												
						RESIDNTL.	101	400	400												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA																			
		Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#															
GIS ID F_374297_2855728						Total					171,200	171,200									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
FEDERAL NATIONAL MORTGAGE ASSOC		22546	318	02-05-2019	U	I	142,929	1L	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
ALLEGREZZA MELISSA A		20699	0092	05-12-2015	U	I	1	1A	2019	101	104,800	2018	101	90,400	2017	101	90,700				
ALLEGREZZA JOHN J		16763	0182	06-19-2007	U	I	184,900			101	61,400		101	61,400		101	58,200				
SWEETMAN REBECCA L,		09900	0096	06-19-1997	U	I	69,900	1S		101	400		101	1,300		101	1,300				
FEDERAL NATIONAL MORTGE A		09620	0568	09-16-1996	U	I	78,300	1L													
									Total		166600	Total		153100	Total		150200				
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) 107,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 400 Appraised Land Value (Bldg) 63,200 Special Land Value 0 Total Appraised Parcel Value 171,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 171,200												
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							
101	06-01-1999	17	DECK	2,000				DORMER	06-02-2017			105	2	MEASURED							
230	10-29-1997	4	ADDITION	3,000					05-03-2004			317	14	INSPECTED							
									04-16-2004			250	22	MAILER SENT							
									04-15-2004			316	2	MEASURED							
									11-02-1999			247	15	PERMIT VISIT							
									02-02-1999			247	15	PERMIT VISIT							
									01-13-1998			200	15	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				5,600 SF	14.86	0.760	3	LAND	1.00	MF	1.00			0		1.000	11.29	63,200
Total Card Land Units							0.129	AC	Parcel Total Land Area:				0.1286	Total Land Value							63,200

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Bldg Name
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State Use 101
Print Date 12/18/2019 11:09:26

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	3	MASONRY	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	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		97.45
Interior Floor 1	3	HARDWOOD	RCN		188,849
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1949
Heat Type	3	FORCED H/W	Effective Year Built		1975
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	1		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		57
Extra Kitchens	0		RCNLD		107,600
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			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
02	SHED/FR			L	80	7.48	1975	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	855		23.20	19,836	
FFP	ENCL PORCH	0	90		34.80	3,132	
FFL	1ST FLOOR	855	855		116.00	99,181	
HST	HALF STORY	188	375		58.15	21,808	
TQS	3/4 STORY	360	480		87.00	41,760	
WDK	WOOD DECK	0	192		16.31	3,132	
Ttl Gross Liv / Lease Area		1,403	2,847	1,628		188,849	

