

State Use 101
Print Date 12/18/2019 11:09:37

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW							
DANOS CARLA J 44 WOOD AVE EAST LONGMEADOW MA 01028 GIS ID F_374301_2855679				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code	Appraised		Assessed										
												RESIDNTL.		101	106800		106,800										
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	63200		63,200										
												RESIDNTL.		101	400		400										
				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		170,400		170,400									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)														
DANOS CARLA J DANOS JOHN C + CARLA J,				12555 05889		0498 0134		09-04-2002 09-03-1985		U	I	1 59,500		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
															2019	101	103,800	2018	101	106,200	2017	101	104,500				
																101	61,400		101	61,400		101	58,200				
																101	400		101	400		101	400				
Total															165600	Total		168000		Total		163100					
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 Appraised BLDG. Value (Card) 106,800 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 170,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 170,400													
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				
																03-14-2018					333	2	MEASURED				
																10-02-2006					250	22	MAILER SENT				
																04-15-2004					316	2	MEASURED				
																05-06-1992					107	22	MAILER SENT				
																06-13-1990					131	2	MEASURED				
																05-19-1980					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		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

Property Location 44 WOOD AV
Vision ID 967

Account # 994

Map ID 1A/ 102/ 9/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
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	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		96.95
Interior Floor 1	4	CARPET	RCN		187,311
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1950
Heat Type	5	STEAM	Effective Year Built		1975
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		57
Extra Kitchens	0		RCNLD		106,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft	725		Dep Ovr Comment		
FBM Quality	3		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
02	SHED/FR			L	80	7.48	1970	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	966		22.65	21,883	
FFL	1ST FLOOR	1,008	1,008		113.38	114,291	
HST	HALF STORY	448	896		56.69	50,796	
OPF	OPEN PORCH	0	30		11.34	340	
Ttl Gross Liv / Lease Area		1,456	2,900	1,652		187,311	

