

Property Location

48 WOOD AV

Map ID

1A/ 103/ 10/ /

Bldg Name

State Use

101

Vision ID

968

Account #

995

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 11:09:48

| CURRENT OWNER                                                                        |            | TOPO TYPE                                                                  | UTILITY     | STREET            | LOCATION    | CURRENT ASSESSMENT                                              |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                 | <div>1006</div> <div>EAST LONGMEADOW</div> |              |         |              |                  |          |                 |   |        |               |            |        |
|--------------------------------------------------------------------------------------|------------|----------------------------------------------------------------------------|-------------|-------------------|-------------|-----------------------------------------------------------------|------------|---------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|--------------|---------|--------------|------------------|----------|-----------------|---|--------|---------------|------------|--------|
| MULLEN WILLIAM M<br>MULLEN CHRISTINA R<br>48 WOOD AV<br><br>EAST LONGMEADOW MA 01028 |            | TOPO WET                                                                   | EASEMENT    | TRAFFIC           | CORNER      | Description                                                     | Code       | Appraised                                                           | Assessed                                                                                                                                                                                                                                                                                                                                                                        |                                            |              |         |              |                  |          |                 |   |        |               |            |        |
|                                                                                      |            |                                                                            |             |                   |             | RESIDNTL.                                                       | 101        | 89700                                                               | 89,700                                                                                                                                                                                                                                                                                                                                                                          |                                            |              |         |              |                  |          |                 |   |        |               |            |        |
|                                                                                      |            |                                                                            |             |                   |             | RES LAND                                                        | 101        | 63200                                                               | 63,200                                                                                                                                                                                                                                                                                                                                                                          |                                            |              |         |              |                  |          |                 |   |        |               |            |        |
|                                                                                      |            |                                                                            |             |                   |             | RESIDNTL.                                                       | 101        | 5500                                                                | 5,500                                                                                                                                                                                                                                                                                                                                                                           |                                            |              |         |              |                  |          |                 |   |        |               |            |        |
|                                                                                      |            | DRAINAGE                                                                   |             | VIEW              | COMMUNITY   |                                                                 |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                 |                                            |              |         |              |                  |          |                 |   |        |               |            |        |
|                                                                                      |            | SUPPLEMENTAL DATA                                                          |             |                   |             |                                                                 |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                 |                                            |              |         |              |                  |          |                 |   |        |               |            |        |
|                                                                                      |            | Alt Prcl ID<br>SP Permit<br>Chapter Land<br>OC Dates<br>In+Ex FY<br>Mailed |             |                   |             | Received<br>NIA<br>Field 8<br>Field 9<br>Field 10<br>Assoc Pid# |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                 |                                            |              |         |              |                  |          |                 |   |        |               |            |        |
| GIS ID F_374306_2855629                                                              |            |                                                                            |             |                   |             | Total 158,400 158,400                                           |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                 |                                            |              |         |              |                  |          |                 |   |        |               |            |        |
| RECORD OF OWNERSHIP                                                                  |            | BK-VOL/PAGE                                                                |             | SALE DATE         | Q/U         | V/I                                                             | SALE PRICE | VC                                                                  | PREVIOUS ASSESSMENTS (HISTORY)                                                                                                                                                                                                                                                                                                                                                  |                                            |              |         |              |                  |          |                 |   |        |               |            |        |
| MULLEN WILLIAM M<br>MARTIN ROBERT F,<br>SEELY PATRICK L + MARY O                     |            | 11726                                                                      | 0108        | 06-29-2001        | U           | I                                                               | 119,000    |                                                                     | Year                                                                                                                                                                                                                                                                                                                                                                            | Code                                       | Assessed     | Year    | Code         | Assessed         |          |                 |   |        |               |            |        |
|                                                                                      |            | 09504                                                                      | 0412        | 05-31-1996        | U           | I                                                               | 97,500     |                                                                     | 2019                                                                                                                                                                                                                                                                                                                                                                            | 101                                        | 87,800       | 2018    | 101          | 81,200           |          |                 |   |        |               |            |        |
|                                                                                      |            | 03094                                                                      | 0561        | 02-25-1965        | U           | I                                                               | 0          |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                 | 101                                        | 61,400       |         | 101          | 61,400           |          |                 |   |        |               |            |        |
|                                                                                      |            |                                                                            |             |                   |             |                                                                 |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                 | 101                                        | 5,500        |         | 101          | 5,500            |          |                 |   |        |               |            |        |
|                                                                                      |            |                                                                            |             |                   |             |                                                                 |            |                                                                     | Total 154700                                                                                                                                                                                                                                                                                                                                                                    |                                            | Total 148100 |         | Total 143500 |                  |          |                 |   |        |               |            |        |
| EXEMPTIONS                                                                           |            |                                                                            |             | OTHER ASSESSMENTS |             |                                                                 |            | This signature acknowledges a visit by a Data Collector or Assessor |                                                                                                                                                                                                                                                                                                                                                                                 |                                            |              |         |              |                  |          |                 |   |        |               |            |        |
| Year                                                                                 | Code       | Description                                                                | Amount      | Code              | Description | YEAR                                                            | Amount     |                                                                     |                                                                                                                                                                                                                                                                                                                                                                                 |                                            |              |         |              |                  | Comm Int |                 |   |        |               |            |        |
|                                                                                      |            |                                                                            |             |                   |             |                                                                 |            |                                                                     | <div>APPRAISED VALUE SUMMARY</div> <div> Appraised BLDG. Value (Card) 89,700<br/> Appraised Xf (B) Value (Bldg) 0<br/> Appraised Ob (B) Value (Bldg) 5,500<br/> Appraised Land Value (Bldg) 63,200<br/> Special Land Value 0<br/> Total Appraised Parcel Value 158,400<br/> Valuation Method C<br/> <br/> Adjustment<br/> <br/> Net Total Appraised Parcel Value 158,400 </div> |                                            |              |         |              |                  |          |                 |   |        |               |            |        |
| 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   |          |                 |   |        |               |            |        |
|                                                                                      |            |                                                                            |             |                   |             |                                                                 |            |                                                                     | 06-08-2017                                                                                                                                                                                                                                                                                                                                                                      |                                            |              | 317     | 14           | INSPECTED        |          |                 |   |        |               |            |        |
|                                                                                      |            |                                                                            |             |                   |             |                                                                 |            |                                                                     | 06-02-2017                                                                                                                                                                                                                                                                                                                                                                      |                                            |              | 105     | 2            | MEASURED         |          |                 |   |        |               |            |        |
|                                                                                      |            |                                                                            |             |                   |             |                                                                 |            |                                                                     | 04-15-2004                                                                                                                                                                                                                                                                                                                                                                      |                                            |              | 316     | 3            | MEAS+INSPCTD     |          |                 |   |        |               |            |        |
|                                                                                      |            |                                                                            |             |                   |             |                                                                 |            |                                                                     | 05-13-1992                                                                                                                                                                                                                                                                                                                                                                      |                                            |              | 131     | 14           | INSPECTED        |          |                 |   |        |               |            |        |
|                                                                                      |            |                                                                            |             |                   |             |                                                                 |            |                                                                     | 05-06-1992                                                                                                                                                                                                                                                                                                                                                                      |                                            |              | 107     | 22           | MAILER SENT      |          |                 |   |        |               |            |        |
|                                                                                      |            |                                                                            |             |                   |             |                                                                 |            |                                                                     | 06-13-1990                                                                                                                                                                                                                                                                                                                                                                      |                                            |              | 131     | 2            | MEASURED         |          |                 |   |        |               |            |        |
|                                                                                      |            |                                                                            |             |                   |             |                                                                 |            |                                                                     | 05-08-1980                                                                                                                                                                                                                                                                                                                                                                      |                                            |              | 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 48 WOOD AV  
 Vision ID 968

Account # 995

Map ID 1A/ 103/ 10/ /  
 Bldg # 1

Bldg Name  
 Sec # 1 of 1

Card # 1 of 1

State Use 101  
 Print Date 12/18/2019 11:09:48

| CONSTRUCTION DETAIL |      |               | CONSTRUCTION DETAIL (CONTINUED) |             |             |
|---------------------|------|---------------|---------------------------------|-------------|-------------|
| Element             | Cd   | Description   | Element                         | Cd          | Description |
| Style               | 02   | BUNGALOW      | 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          | 2    | CONC BLOCK    | MIXED USE                       |             |             |
| Exterior Wall 1     | 4    | VINYL         | Code                            | Description |             |
| Exterior Wall 2     |      |               | 101                             | ONE FAM     |             |
| Roof Structure      | 1    | GABLE         |                                 | 100         |             |
| Roof Cover          | 1    | ASPHALT SH    |                                 | 0           |             |
| Interior Wall 1     | 2    | PLASTER       |                                 | 0           |             |
| Interior Wall 2     |      |               | COST / MARKET VALUATION         |             |             |
| Interior Floor 1    | 3    | HARDWOOD      | Adj Base Rate                   | 90.45       |             |
| Interior Floor 2    | 4    | CARPET        | RCN                             | 142,438     |             |
| Heat Fuel           | 2    | GAS           | Net Other Adj                   |             |             |
| Heat Type           | 1    | FORCED H/A    | Year Built                      | 1945        |             |
| AC Type             | 01   | NONE          | Effective Year Built            | 1981        |             |
| Bedrooms            | 3    |               | Depreciation Code               | AG          |             |
| Full Baths          | 1    |               | Remodel Rating                  |             |             |
| Half Baths          | 0    |               | Year Remodeled                  |             |             |
| Extra Fixtures      | 1    |               | Depreciation %                  | 37          |             |
| Total Rooms         | 6    |               | Functional Obsol                |             |             |
| Bath Style          | A    | AVERAGE       | External Obsol                  |             |             |
| Half Bath Style     |      |               | Cost Trend Factor               | 1           |             |
| Kitchens            | 1    |               | Condition                       |             |             |
| Kitchen Style       | A    | AVERAGE       | % Complete                      |             |             |
| Extra Kitchens      | 0    |               | Overall % Condition             | 63          |             |
| Extra Kitchen St    |      |               | RCNLD                           | 89,700      |             |
| FBM Sqft            | 360  |               | Dep % Ovr                       |             |             |
| FBM Quality         | 1    |               | Dep Ovr Comment                 |             |             |
| Fireplaces          | 0    |               | Misc Imp Ovr                    |             |             |
| WS Flues            |      |               | Misc Imp Ovr Comment            |             |             |
| Central Vac         | 0    | NO            | Cost to Cure Ovr                |             |             |
| Frame               | 1    | WOOD          | Cost to Cure Ovr Comment        |             |             |

| 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   | 280   | 28.18      | 1950   | 60 | 0.00 | AV   | A   | 1.00 | 4,700      |
| 19                                                                 | PATIO       |    |           | L   | 240   | 5.75       | 1980   | 60 | 0.00 | AV   | A   | 1.00 | 800        |

| BUILDING SUB-AREA SUMMARY SECTION |             |        |       |          |           |                |  |
|-----------------------------------|-------------|--------|-------|----------|-----------|----------------|--|
| Subarea                           | Description | Living | Gross | Eff Area | Unit Cost | Undeprec Value |  |
| BMT                               | BASEMENT    | 0      | 720   |          | 21.07     | 15,171         |  |
| EFB                               | ENCL PORCH  | 0      | 40    |          | 31.61     | 1,264          |  |
| FFL                               | 1ST FLOOR   | 836    | 836   |          | 105.35    | 88,076         |  |
| HST                               | HALF STORY  | 360    | 720   |          | 52.68     | 37,927         |  |
| Ttl Gross Liv / Lease Area        |             | 1,196  | 2,316 | 1,352    |           | 142,438        |  |

