

State Use 101
Print Date 12/18/2019 11:13:42

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
YOUMELL JOHN J JR YOUMELL JOANNE 55 WOOD AVE EAST LONGMEADOW MA 01028 GIS ID F_374137_2855481												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	100400		100,400								
												RES LAND		101	64200		64,200								
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	6100		6,100								
				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		170,700		170,700							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
YOUMELL JOHN J JR				03551 0457		12-01-1970		U		I		0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
																2019	101	97,600	2018	101	90,000	2017	101	90,300	
																	101	62,400		101	62,400		101	59,200	
																	101	6,100		101	6,100		101	6,100	
																Total		166100		Total		158500		Total	
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		996.51																							
ASSESSING NEIGHBORHOOD																									
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card) 100,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 6,100 Appraised Land Value (Bldg) 64,200 Special Land Value 0 Total Appraised Parcel Value 170,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 170,700															
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		
																	06-02-2017				105	4	INFO AT DOOR		
																	05-28-2004				319	14	INSPECTED		
																	04-20-2004				316	2	MEASURED		
																	08-02-1992				131	2	MEASURED		
																	05-06-1992				107	22	MAILER SENT		
																	06-13-1990				131	2	MEASURED		
																	05-06-1980				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				9,350 SF	9.04	0.760	3	LAND	1.00	MF	1.00			0		1.000	6.87	64,200			
Total Card Land Units								0.215 AC	Parcel Total Land Area: 0.2146								Total Land Value								64,200

Property Location 55 WOOD AV
 Vision ID 993

Account # 1020

Map ID 1A/ 3/ 48/ /

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	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	2	CLAPBOARD	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
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	93.94	
Interior Floor 2			RCN	176,159	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1948	
AC Type	01	NONE	Effective Year Built	1975	
Bedrooms	2		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	5		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	57	
Extra Kitchen St			RCNLD	100,400	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		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	484	28.18	1950	50	0.00	FR	F	0.90	6,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		21.22	19,349	
BNT	BSMT ENTRY	0	24		4.43	106	
EFB	ENCL PORCH	0	126		32.06	4,040	
FFL	1ST FLOOR	978	978		106.31	103,973	
HST	HALF STORY	456	912		53.16	48,478	
OFF	OPEN PORCH	0	24		8.86	213	
Ttl Gross Liv / Lease Area		1,434	2,976	1,657		176,159	

