

State Use 101
Print Date 11-03-2020 11:04:40

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
DURANTE RACHEL F C/O GULLBERG RACHEL FRANCES 51 WOOD AVE EAST LONGMEADOW MA 01028 GIS ID F_374130_2855555												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		109200		109,200															
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		63600		63,600															
				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		172,800		172,800							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
DURANTE RACHEL F BERRIOS LISA U, GAGNON CONSTANCE M,				19320 0039		06-26-2012		U		I		158,900		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				13320 0129		06-20-2003		U		I		144,000				2020		101		103,300		2019		101		100,300		2018		101		96,800	
				04413 0209		04-28-1977		U		I		0						101		63,600				101		61,800		101		61,800			
				Total												Total		166900		Total		162100		Total		158600							
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) 109,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 63,600 Special Land Value 0 Total Appraised Parcel Value 172,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 172,800															
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					
201601605		05-06-2016		21		SIDING		6,400		06-01-2017		0		05-29-2018		CANCELED		05-29-2018						400		15		PERMIT VISIT					
																		06-02-2017						105		2		MEASURED					
																		06-01-2017						317		15		PERMIT VISIT					
																		03-16-2017						317		15		PERMIT VISIT					
																		04-24-2004						318		14		INSPECTED					
																		04-22-2004						250		22		MAILER SENT					
																		04-16-2004						311		2		MEASURED					
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				7,150	SF	11.71	0.760	3	LAND	1.00	MF	1.00			0		1.000	8.9	63,600										
Total Card Land Units								0.164	AC	Parcel Total Land Area: 0.1641								Total Land Value								63,600							

Property Location 51 WOOD AV
 Vision ID 1005

Account # 1032

Map ID 1A/ 4/ 50/ /

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 11-03-2020 11:04:41

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	1	WOOD SHING	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		108.98
Interior Floor 1	3	HARDWOOD	RCN		173,277
Interior Floor 2	5	LINO/VINYL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1952
Heat Type	1	FORCED H/A	Effective Year Built		1981
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	1		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		109,200
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	778		24.23	18,850	
EFB	ENCL PORCH	0	75		37.06	2,779	
FFL	1ST FLOOR	778	778		120.83	94,009	
GAR	GARAGE	0	220		48.33	10,633	
HST	HALF STORY	389	778		60.42	47,005	
Ttl Gross Liv / Lease Area		1,167	2,629	1,434		173,277	

