

Property Location 43 WOOD AV

Vision ID 1026

Account # 1054

Map ID 1A/ 6/ 52/ /

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

State Use 101

Print Date 11-03-2020 11:07:25

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
PERKINS ZACHARY D 43 WOOD AV EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	124200	124,200												
						RES LAND	101	63200	63,200												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA				Total		187,400	187,400												
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#																			
GIS ID F_374121_2855662																					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
PERKINS ZACHARY D DEPERGOLA COURTNEY A COSSABOOM,JOHN M SCARNICI SR,LEONARD A ZUCCALA ANTHONY F,		21696	0057	05-25-2017	U	I	165,000	1	Year	Code	Assessed	Year	Code	Assessed							
		18349	0493	06-25-2010	U	I	205,000		2020	101	117,500	2019	101	114,800							
		17891	0535	07-15-2009	U	I	195,000			101	63,200		101	61,400							
		10361	0062	07-09-1998	U	I	47,500	1													
		02613	0379	06-19-1958	U	I	0		Total		180700	Total		176200	Total		166900				
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											
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)											
0001						101		MF		Appraised Xf (B) Value (Bldg)											
										Appraised Ob (B) Value (Bldg)											
										Appraised Land Value (Bldg)											
										Special Land Value											
										Total Appraised Parcel Value											
										Valuation Method											
										Adjustment											
										Net Total Appraised Parcel Value											
										124,200											
										0											
										0											
										63,200											
										0											
										187,400											
										C											
										187,400											
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							
202002680	09-30-2020	91	INSULATION	3,914		0			06-02-2017			105	2	MEASURED							
									01-27-2012			317	16	FIELDREV CHG							
									03-04-2011			317	16	FIELDREV CHG							
									02-10-2010			317	16	FIELDREV CHG							
									06-07-2004			319	14	INSPECTED							
									04-24-2004			250	22	MAILER SENT							
									04-18-2004			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				5,500 SF	15.12	0.760	3	LAND	1.00	MF	1.00			0		1.000	11.49	63,200
Total Card Land Units							0.126	AC	Parcel Total Land Area:				0.1263	Total Land Value							63,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.5		Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	2	HIP		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	2	SOFTWOOD	Adj Base Rate	77.49	
Interior Floor 2			RCN	177,462	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1900	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	124,200	
FBM Sqft	189		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

BUILDING SUB-AREA SUMMARY SECTION												
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value						
ATC	ATTIC	189	754		22.50	16,965						
BMT	BASEMENT	0	754		17.98	13,554						
FFL	1ST FLOOR	862	862		89.76	77,376						
OPF	OPEN PORCH	0	210		8.98	1,885						
SFL	2ND FLOOR	754	754		89.76	67,682						
Ttl Gross Liv / Lease Area		1,805	3,334	1,977			177,462					

