

State Use 101
Print Date 11-03-2020 11:12:06

CURRENT OWNER						TOPO TYPE				UTILITY		STREET		LOCATION		CURRENT ASSESSMENT										
CLLC LLC 56 SEVERN ST LONGMEADOW MA 01106																Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW			
						TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	77000		77,000							
														RES LAND		101	64000		64,000							
						DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	4600		4,600							
						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		145,600		145,600								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)												
CLLC LLC WINHOLTZ SUSAN L, WINHOLTZ,SUSAN L STASZ FRANK J +, CLARK				19955	0286	08-02-2013	U	I	140,300		1T	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
				17670	0164	03-02-2009	U	I	1		1A	2020	101	72,900	2019	101	71,200	2018	101	65,500						
				14010	0459	03-01-2004	U	I	1		1	101	64,000	101	62,100	101	62,100									
				06388	0070	02-12-1987	U	I	72,000		101	4,600	101	4,600												
				04678	0092	10-23-1978	U	I	0		Total	141500	Total	137900	Total	132200										
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description			Amount		Code	Description			YEAR	Amount		Comm Int		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card)77,000 Appraised Xf (B) Value (Bldg)0 Appraised Ob (B) Value (Bldg)4,600 Appraised Land Value (Bldg)64,000 Special Land Value0 Total Appraised Parcel Value145,600 Valuation MethodC Adjustment Net Total Appraised Parcel Value145,600										
Total				0.00																						
ASSESSING NEIGHBORHOOD																										
Nbhd		Nbhd Name			B			Tracing			Batch															
0001								101			MF															
NOTES																										
BUILDING PERMIT RECORD																										
Permit Id		Issue Date		Type	Description		Amount		Insp Date	% Comp	Date Comp	Comments		Date	Type	Is	Id	Cd	Purpose/Result							
95		05-09-2003		12	REROOF		2,200					NVC		06-08-2017			317	14	INSPECTED							
														06-02-2017			105	2	MEASURED							
														05-25-2004			319	14	INSPECTED							
														04-22-2004			250	22	MAILER SENT							
														04-15-2004			311	2	MEASURED							
														01-26-2004			296	15	PERMIT VISIT							
														06-13-1990			131	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		BUS				8,400	SF	10.02	0.760	3	LAND	1.00	MF	1.00			0		1.000	7.62	64,000			
Total Card Land Units								0.193	AC	Parcel Total Land Area: 0.1928								Total Land Value								64,000

Property Location 18 WOOD AV
 Vision ID 1059

Account # 1089

Map ID 1A/ 97/ 3/ /

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	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.5		Units	2	
Foundation	2	CONC BLOCK	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	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		81.26
Interior Floor 1	3	HARDWOOD	RCN		147,986
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1930
Heat Type	3	FORCED H/W	Effective Year Built		1975
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	1		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	1		Functional Obsol		
Total Rooms	3		External Obsol		5
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		52
Extra Kitchens	0		RCNLD		77,000
Extra Kitchen St			Dep % Ovr		
FBM Sqft	231		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	1		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
03	GARAGE	OB	Outbuildi	L	315	28.18	1940	50	0.00	FR	F	0.90	4,000
22	WOOD DK			L	110	9.20	1980	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	925		19.17	17,731	
EFB	ENCL PORCH	0	184		28.65	5,272	
FFL	1ST FLOOR	1,015	1,015		95.85	97,284	
OPF	OPEN PORCH	0	63		9.13	575	
PAT	PATIO	0	90		5.32	479	
UHS	UNFIN HALF STORY	0	925		28.81	26,645	
Ttl Gross Liv / Lease Area		1,015	3,202	1,544		147,986	

