

Property Location

26 WOOD AV

Map ID

1A/ 98/ 5/ /

Bldg Name

State Use

101

Vision ID

1060

Account #

1090

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 11:12:14

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
WESONGA JOHN + WESONGA ALICE 26 WOOD AV EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	165600	165,600		
						RES LAND	101	64000	64,000		
						RESIDNTL.	101	5500	5,500		
		DRAINAGE		VIEW	COMMUNITY						
		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#					
GIS ID F_374282_2855892						Total				235,100	235,100

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
WESONGA JOHN + MR HOME INC SWEENEY WILLIAM SMALL CAROLA TR SMALL FAMILY TR WRIGHT,MARGARET M LIFE EST		22162	0571	05-07-2018	Q	I	229,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		2049	0	11-07-2014	U	I	100	1B	2020	101	157,100	2019	101	152,800	2018	101	152,500
		20469	0538	10-22-2014	U	I	80,000	1		101	64,000		101	62,100		101	62,100
		16426	0413	01-03-2007	U	I	100	1A		101	5,500		101	5,500		101	5,500
		14801	0362	01-28-2005	U	I	100	1A	Total		226600	Total		220400	Total		220100

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor	
Year	Code	Description	Amount	Code	Description	YEAR	Amount		
									APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 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 165,600 0 5,500 64,000 0 235,100 C 235,100
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
201900694	03-07-2019	62	SOLAR	21,598	06-10-2019	100	06-10-2019		06-10-2019			400	15	PERMIT VISIT
201601213	04-12-2016	9	ALTERATION	10,000	05-06-2016	100	06-01-2017	PORCH FOUNDATI	06-15-2017			317	13	MISSED APPT
201600046	01-06-2016	9	ALTERATION	10,000	05-06-2016	100	05-06-2016	ROOF,SIDING,WIN	06-01-2017			317	15	PERMIT VISIT
									03-03-2017			317	15	PERMIT VISIT
									05-06-2016			317	14	INSPECTED
									12-12-2014			317	3	MEAS+INSPCTD
									05-07-2004			317	14	INSPECTED

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				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

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	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	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		98.79
Interior Floor 1	4	CARPET	RCN		215,045
Interior Floor 2	2	SOFTWOOD	Net Other Adj		
Heat Fuel	3	ELECTRIC	Year Built		1890
Heat Type	6	ELECTRC BB	Effective Year Built		1995
AC Type	01	NONE	Depreciation Code		GV
Bedrooms	3		Remodel Rating		05
Full Baths	2		Year Remodeled		2016
Half Baths	1		Depreciation %		23
Extra Fixtures	1		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		77
Extra Kitchens	0		RCNLD		165,600
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
03	GARAGE	OB	Outbuildi	L	324	28.18	1935	60	0.00	AV	A	1.00	5,500
SOL	Solar Panels	EX	Extra Fea	B		0.00	2018	77	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	738		23.14	17,074
FFL	1ST FLOOR	892	892		115.37	102,908
SFL	2ND FLOOR	820	820		115.37	94,601
WDK	WOOD DECK	0	30		15.38	461
Ttl Gross Liv / Lease Area		1,712	2,480	1,864		215,045

