

State Use 101
Print Date 11-03-2020 11:27:18

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT											
PHILLIPS KENDRA L 77 WOOD AV EAST LONGMEADOW MA 01028 GIS ID F_374160_2855215 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	158800		158,800						
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	63200		63,200						
				SUPPLEMENTAL DATA																			
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		222,000		222,000							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)									
PHILLIPS KENDRA L BGRS LLC KANG JUNG JAMBAZIAN BARBARA F				23328 336		07-24-2020		Q		I	245,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				23327 548		07-24-2020		U		I	1		1B	2020	101	121,300	2019	101	98,800	2018	101	97,000	
				20499 0391		11-14-2014		Q		I	140,000		U		101	63,200		101	61,400		101	61,400	
				01994 0186		06-08-1949		U		I	0			Total	184500	Total	160200	Total	158400				
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												APPROAISED VALUE SUMMARY Appraised BLDG. Value (Card) 158,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 63,200 Special Land Value 0 Total Appraised Parcel Value 222,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 222,000											
Nbhd		Nbhd Name		B		Tracing		Batch															
0001						101		MF															
NOTES												OPEN PERMIT=SFL ADDITION RECK 6/2021											
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	
201802886		09-25-2018		4	ADDITION		42,000		06-11-2020		50			720 SF 2ND FL CO		06-11-2020				400	15	PERMIT VISIT	
201500329		02-11-2015		91	INSULATION		3,442		04-01-2016		0					05-30-2019				334	15	PERMIT VISIT	
																06-18-2018				333	15	PERMIT VISIT	
																03-03-2017				317	15	PERMIT VISIT	
																04-01-2016				317	15	PERMIT VISIT	
																06-12-2015				317	16	FIELDREV CHG	
																01-16-2015				317	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				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

Property Location 77 WOOD AV
Vision ID 1169

Account # 1199

Map ID 2/ 68/ 43/ /

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	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
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	4	CARPET	Adj Base Rate	94.38	
Interior Floor 2			RCN	226,887	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1945	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	158,800	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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	
BMT	BASEMENT	0	1,128		21.20	23,916	
EFB	ENCL PORCH	0	96		31.97	3,069	
FFL	1ST FLOOR	1,128	1,128		105.82	119,370	
GAR	GARAGE	0	220		42.33	9,313	
HST	HALF STORY	90	179		53.21	9,524	
UCN	UNFIN CAN	0	280		5.29	1,482	
UFL	UNFIN UPFR FLOOR	0	949		63.45	60,214	
Ttl Gross Liv / Lease Area		1,218	3,980	2,144		226,887	

