

Property Location

90 WOOD AV

Map ID

2/ 80/ 20/ /

Bldg Name

State Use

101

Vision ID

1179

Account #

1209

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 11:28:53

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
BECHARD SEAN RILEY RACHEL 90 WOOD AV EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	132800	132,800												
						RES LAND	101	63200	63,200												
						RESIDNTL.	101	3000	3,000												
		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_374354_2855083						Total				199,000	199,000										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
BECHARD SEAN REVAMPIT LLC DGETLUCK LYNN D SMITH LILLIAN M,		22998	382	12-13-2019	Q	I	212,150	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		22742	398	07-03-2019	U	I	88,000	1	2020	101	72,100	2019	101	70,600	2018	101	71,300				
		10376	0599	07-23-1998	U	I	107,500			101	63,200		101	61,400		101	61,400				
		02854	0099	12-26-1961	U	I	0			101	2,500		101	2,500		101	3,000				
		Total						Total		137800	Total		134500	Total		135700					
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																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		MF													
NOTES																					
1930 HOME IN EX COND AFTER TOTAL RENO																					
BUILDING PERMIT RECORD																					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result							
201902652	08-12-2019	9	ALTERATION	40,000	11-08-2019	100		REPLACEMENT WI	11-08-2019			400	15	PERMIT VISIT							
363	11-15-2007	54	FENCE	1,885				NVC	03-14-2018			333	2	MEASURED							
									04-11-2008			317	15	PERMIT VISIT							
									05-20-2004			319	14	INSPECTED							
									04-16-2004			250	22	MAILER SENT							
									04-13-2004			316	2	MEASURED							
									07-14-1992			190	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				5,600 SF	14.86	0.760	3	LAND	1.00	MF	1.00			0		1.000	11.29	63,200
Total Card Land Units							0.129	AC	Parcel Total Land Area: 0.1286							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	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		Percentage	
Roof Cover	1	ASPHALT SH		100	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2				0	
Interior Floor 1	3	HARDWOOD	COST / MARKET VALUATION		
Interior Floor 2			Adj Base Rate	89.14	
Heat Fuel	2	GAS	RCN	152,685	
Heat Type	5	STEAM	Net Other Adj		
AC Type	01	NONE	Year Built	1930	
Bedrooms	3		Effective Year Built	2005	
Full Baths	2		Depreciation Code	EX	
Half Baths	0		Remodel Rating	04	
Extra Fixtures	0		Year Remodeled	2019	
Total Rooms	6		Depreciation %	13	
Bath Style	G	GOOD	Functional Obsol		
Half Bath Style			External Obsol		
Kitchens	1		Cost Trend Factor	1	
Kitchen Style	G	GOOD	Condition		
Extra Kitchens	0		% Complete		
Extra Kitchen St			Overall % Condition	87	
FBM Sqft	325		RCNLD	132,800	
FBM Quality	1		Dep % Ovr		
Fireplaces	1		Dep Ovr Comment		
WS Flues			Misc Imp Ovr		
Central Vac	0	NO	Misc Imp Ovr Comment		
Frame	1	WOOD	Cost to Cure Ovr		
			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
03	GARAGE	OB	Outbuildi	L	180	28.18	1950	60	0.00	AV	A	1.00	3,000

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	650		22.47	14,606
EFB	ENCL PORCH	0	42		34.78	1,461
FFL	1ST FLOOR	707	707		112.35	79,432
OPF	OPEN PORCH	0	208		11.34	2,359
TQS	3/4 STORY	488	650		84.35	54,827
Ttl Gross Liv / Lease Area		1,195	2,257	1,359		152,685

