

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
WANDS JOHN J JR WANDS JENNIFER L 33 ALBANO DR EAST LONGMEADOW MA 01028 GIS ID F_384394_2856764 Mailed										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	116200				116,200																		
										RES LAND		101	64400		64,400																						
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	12000				12,000																		
				SUPPLEMENTAL DATA																																	
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																													
				Mailed				Assoc Pid#				Total		192,600		192,600																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
WANDS JOHN J JR HIGGINS LESLIE A + VIGLIANO JOHN A +				09669		0585		10-31-1996		U		I		94,900				Year		Code		Assessed		Year		Code		Assessed									
				08024		0293		04-24-1992		U		I		110,000				2020		101		110,000		2019		101		107,000									
				03340		0086		05-29-1968		U		I		0						101		64,400		2018		101		62,500									
																				101		12,000				101		12,000									
																Total		186400		Total		181500		Total		173300											
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																																					
																		APPRAISED VALUE SUMMARY																			
																		Appraised BLDG. Value (Card)										116,200									
																		Appraised Xf (B) Value (Bldg)										0									
																		Appraised Ob (B) Value (Bldg)										12,000									
																		Appraised Land Value (Bldg)										64,400									
																		Special Land Value										0									
																		Total Appraised Parcel Value										192,600									
																		Valuation Method										C									
																		Adjustment																			
																		Net Total Appraised Parcel Value										192,600									
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									
7		01-19-1999		20		WOOD STOVE		30										12-11-2015 08-30-2003 11-05-1999 02-19-1992 01-12-1981						317 274 247 170 500		2 3 15 3 3		MEASURED MEAS+INSPCTD PERMIT VISIT MEAS+INSPCTD 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		RA				10,000		SF	8.48	0.760	3	LAND	1.00	MF	1.00			0			1.000		6.44		64,400										
Total Card Land Units								0.230		AC	Parcel Total Land Area: 0.2296				Total Land Value										64,400												

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	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	7	BRICK	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	114.19	
Interior Floor 1	3	HARDWOOD	RCN	165,992	
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built	1950	
Heat Type	1	FORCED H/A	Effective Year Built	1988	
AC Type	01	NONE	Depreciation Code	GD	
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %	30	
Extra Fixtures	1		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	70	
Extra Kitchens	0		RCNLD	116,200	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues	1		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	624	28.18	1960	60	0.00	AV	A	1.00	10,600
02	SHED/FR			L	96	7.48	2002	60	0.00	AV	A	1.00	400
19	PATIO			L	72	5.75	2002	70	0.00	GD	G	1.25	400
19	PATIO			L	120	5.75	2002	70	0.00	GD	G	1.25	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	650		25.90	16,832	
FFL	1ST FLOOR	750	750		129.48	97,109	
HST	HALF STORY	375	750		64.74	48,555	
OFP	OPEN PORCH	0	16		16.18	259	
WDK	WOOD DECK	0	180		17.98	3,237	
Ttl Gross Liv / Lease Area		1,125	2,346	1,282		165,992	

