

Property Location

9 WELLINGTON DR

Map ID

89/ 44/ 26A/ /

Bldg Name

State Use

101

Vision ID

5961

Account #

6043

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 10:43:33

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
AHMED MARK A AHMED JANICE C 9 WELLINGTON DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	328600	328,600												
						RES LAND	101	129900	129,900												
						RESIDNTL.	101	13800	13,800												
		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_393336_2849216						Total				472,300	472,300										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
AHMED MARK A PWB+ T INC PECK ARNOLD CJBUILDERS DEMERS		07657	0133	03-18-1991	U	V	70,000	1L 1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		07595	0064	11-28-1990	U	I	1		2020	101	318,700	2019	101	309,700	2018	101	302,300				
		06792	0223	03-31-1988	U	I	2,890,000		101	129,900	101	126,000	101	126,000							
		06298	0122	11-21-1986	U	I	1		101	13,800	101	13,800	101	13,800							
		0000	0000		U	0		Total	462400		Total	449500		Total	442100						
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		NV													
NOTES																					
SUB DIV 575 +717																					
Appraised BLDG. Value (Card) 328,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 13,800 Appraised Land Value (Bldg) 129,900 Special Land Value 0 Total Appraised Parcel Value 472,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 472,300																					
BUILDING PERMIT RECORD																					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result							
201803270	12-06-2018	91	INSULATION	3,400		0		CNSTCT RF O/DCK; DWLG	06-26-2018			333	3	MEAS+INSPCTD							
43	03-19-2001	9	ALTERATION	5,000					02-08-2008			317	3	MEAS+INSPCTD							
293	10-20-2000	11	POOL	16,000					07-12-2005			274	11	ENTRY DENIED							
167	08-01-1991	MN	Manual Note	200,000					07-12-2005			274	2	MEASURED							
									03-07-2002			274	15	PERMIT VISIT							
									01-25-2001			247	15	PERMIT VISIT							
									11-30-1999			247	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	RA				32,231 SF	2.88	1.400	9	LAND	1.00	NV	1.00			0		1.000	4.03	129,900
Total Card Land Units							0.740	AC	Parcel Total Land Area: 0.7399							Total Land Value					129,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		76.68
Interior Floor 2	3	HARDWOOD	RCN		395,949
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1991
AC Type	03	FULL	Effective Year Built		2001
Bedrooms	4		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		17
Total Rooms	9		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		83
Extra Kitchen St			RCNLD		328,600
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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
11	POOL I-V	OB	Outbuildi	L	648	29.00	2000	70	0.00	GD	A	1.00	13,200
02	SHED/FR			L	112	7.48	2001	70	0.00	GD	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,718		21.15	36,341	
EFB	ENCL PORCH	0	327		31.66	10,353	
FFL	1ST FLOOR	1,750	1,750		105.64	184,875	
GAR	GARAGE	0	632		42.29	26,728	
OFF	OPEN PORCH	0	64		9.90	634	
OSP	SCRN PORCH	0	285		15.94	4,543	
SFL	2ND FLOOR	1,248	1,248		105.64	131,842	
WDK	WOOD DECK	0	44		14.41	634	
Ttl Gross Liv / Lease Area		2,998	6,068	3,748		395,949	

