

Property Location

40 EDMUND ST

Map ID

16/ 172/ 0/ /

Bldg Name

State Use

101

Vision ID

700

Account #

722

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 10:21:55

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW																					
WOOD LAWRENCE A WOOD GAIL M 40 EDMUND ST EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code						Appraised		Assessed															
										RESIDNTL.		101						134700		134,700															
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101						89200		89,200															
										RESIDNTL.		101						2400		2,400															
SUPPLEMENTAL DATA										Total		226,300		226,300																					
GIS ID		F_379222_2850184		Mailed		Assoc Pid#																													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
WOOD LAWRENCE A VAN VALKENBURG GLENN JR +				08547 02835		0439 0269		09-01-1993 09-26-1961		U U		I I		135,000 0				Year		Code		Assessed		Year		Code		Assessed							
																2020		101		127,500		2019		101		123,900		2018		101		114,300			
																		101		89,200				101		86,500		101		86,500					
																				101		2,400				101		2,400		101		2,400			
Total												219100				Total		212800				Total		203200											
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		MA																											
NOTES																																			
																		Appraised BLDG. Value (Card)										134,700							
																		Appraised Xf (B) Value (Bldg)										0							
Appraised Ob (B) Value (Bldg)										2,400																									
Appraised Land Value (Bldg)										89,200																									
Special Land Value										0																									
Total Appraised Parcel Value										226,300																									
Valuation Method										C																									
Adjustment																																			
Net Total Appraised Parcel Value										226,300																									
BUILDING PERMIT RECORD																																			
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result							
																		10-21-2016						317		14		INSPECTED							
																		09-30-2016						317		2		MEASURED							
																		03-04-2004						311		3		MEAS+INSPCTD							
																		07-12-1991						181		3		MEAS+INSPCTD							
																		05-12-1980						500		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				22,304 SF	4	1.000	5	LAND	1.00	MA	1.00			0		1.000	4	89,200														
Total Card Land Units							0.512	AC	Parcel Total Land Area: 0.5120							Total Land Value							89,200												

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	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	3	HARDWOOD	Adj Base Rate	97.16	
Interior Floor 2	4	CARPET	RCN	213,825	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1955	
AC Type	01	NONE	Effective Year Built	1981	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	134,700	
FBM Sqft	513		Dep % Ovr		
FBM Quality	1		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
02	SHED/FR			L	120	7.48	1990	60	0.00	AV	A	1.00	500
19	PATIO			L	460	5.75	2012	70	0.00	GD	A	1.00	1,900

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,026		21.81	22,376
EFB	ENCL PORCH	0	99		33.08	3,275
FFL	1ST FLOOR	1,026	1,026		109.15	111,988
GAR	GARAGE	0	440		43.66	19,210
HST	HALF STORY	513	1,026		54.58	55,994
OFF	OPEN PORCH	0	86		11.42	982
Ttl Gross Liv / Lease Area		1,539	3,703	1,959		213,825

