

Property Location

48 WOOD AV

Map ID

1A/ 103/ 10/ /

Bldg Name

State Use

101

Vision ID

968

Account #

995

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 10:59:39

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
MULLEN WILLIAM M MULLEN CHRISTINA R 48 WOOD AV EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	94500	94,500												
						RES LAND	101	63200	63,200												
						RESIDNTL.	101	5500	5,500												
		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_374306_2855629						Total 163,200 163,200															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
MULLEN WILLIAM M MARTIN ROBERT F, SEELY PATRICK L + MARY O		11726	0108	06-29-2001	U	I	119,000	2020	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
		09504	0412	05-31-1996	U	I	97,500		101	89,700	2019	101	87,800	2018	101	81,200					
		03094	0561	02-25-1965	U	I	0		101	63,200		101	61,400		101	61,400					
									101	5,500		101	5,500								
		Total						158400		Total		154700		Total		148100					
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount										Comm Int				
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 94,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 5,500 Appraised Land Value (Bldg) 63,200 Special Land Value 0 Total Appraised Parcel Value 163,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 163,200												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		MF													
NOTES																					
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							
									06-08-2017			317	14	INSPECTED							
									06-02-2017			105	2	MEASURED							
									04-15-2004			316	3	MEAS+INSPCTD							
									05-13-1992			131	14	INSPECTED							
									05-06-1992			107	22	MAILER SENT							
									06-13-1990			131	2	MEASURED							
									05-08-1980			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				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

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State Use 101
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	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	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	3	HARDWOOD	Adj Base Rate	96.03	
Interior Floor 2	4	CARPET	RCN	149,983	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1945	
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	1		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	94,500	
FBM Sqft	360		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	0		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
03	GARAGE	OB	Outbuildi	L	280	28.18	1950	60	0.00	AV	A	1.00	4,700
19	PATIO			L	240	5.75	1980	60	0.00	AV	A	1.00	800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	720		22.19	15,975	
EFB	ENCL PORCH	0	40		33.28	1,331	
FFL	1ST FLOOR	836	836		110.93	92,741	
HST	HALF STORY	360	720		55.47	39,936	
Ttl Gross Liv / Lease Area		1,196	2,316	1,352		149,983	

