

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
KUHN GALE I PO BOX 253 MONTAGUE MA 01351												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	90000		90,000								
												RES LAND		101	63700		63,700								
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	6800		6,800								
				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_374318_2855488												Total		160,500		160,500									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
KUHN GALE I				23059 398		01-24-2020		U		I		1 1A		1A		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
VAN EGMOND TIMOTHY TR				22199 0590		06-01-2018		U		I		1 1A		1A		2020		101	85,300	2019	101	83,400	2018	101	75,300
KUHN GAIL				07948 0096		02-24-1992		U		I		1 1A		1A				101	63,700		101	61,900		101	61,900
KUHN IRENE E + GALE				6010 0469		02-13-1986		U		I		1 1A		1A				101	6,800		101	6,800		101	6,800
KUHN IRENE				02197 0582		09-18-1952		U		I		0													
																Total		155800	Total		152100	Total		144000	
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																APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 90,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 6,800 Appraised Land Value (Bldg) 63,700 Special Land Value 0 Total Appraised Parcel Value 160,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 160,500									
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					
															03-14-2018			333	3	MEAS+INSPCTD					
															10-19-2006			311	3	MEAS+INSPCTD					
															10-02-2006			250	22	MAILER SENT					
															04-15-2004			316	1	LEFT NOTICE					
															06-13-1990			131	3	MEAS+INSPCTD					
															05-06-1980			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				7,280 SF	11.51	0.760	3	LAND	1.00	MF	1.00				0		1.000	8.75	63,700			
Total Card Land Units							0.167	AC	Parcel Total Land Area: 0.1671							Total Land Value							63,700		

Property Location 58 WOOD AV
Vision ID 970

Account # 997

Map ID 1A/ 105/ 13/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11-03-2020 10:59:58

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	Percentage
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		80.42
Interior Floor 2			RCN		157,853
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1920
AC Type	03	FULL	Effective Year Built		1975
Bedrooms	2		Depreciation Code		AV
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		43
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		57
Extra Kitchen St			RCNLD		90,000
FBM Sqft			Dep % Ovr		
FBM Quality			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
03	GARAGE	OB	Outbuildi	L	380	28.18	1950	60	0.00	AV	A	1.00	6,400
02	SHED/FR			L	80	7.48	1950	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	744		19.39	14,430	
EFB	ENCL PORCH	0	318		28.93	9,200	
FFL	1ST FLOOR	826	826		96.84	79,992	
OPF	OPEN PORCH	0	18		10.76	194	
TQS	3/4 STORY	558	744		72.63	54,038	
Ttl Gross Liv / Lease Area		1,384	2,650	1,630		157,853	

