

Property Location

23 WOOD AV

Map ID

1A/ 18/ 56/ /

Bldg Name

State Use

101

Vision ID

979

Account #

1006

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 11:01:09

|                                                                                         |            |                                                                            |                  |                          |                  |                                                                 |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                |                                            |          |          |         |                  |       |                 |   |        |               |            |        |
|-----------------------------------------------------------------------------------------|------------|----------------------------------------------------------------------------|------------------|--------------------------|------------------|-----------------------------------------------------------------|------------|---------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|----------|----------|---------|------------------|-------|-----------------|---|--------|---------------|------------|--------|
| <b>CURRENT OWNER</b>                                                                    |            | <b>TOPO TYPE</b>                                                           | <b>UTILITY</b>   | <b>STREET</b>            | <b>LOCATION</b>  | <b>CURRENT ASSESSMENT</b>                                       |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                | <div>1006</div> <div>EAST LONGMEADOW</div> |          |          |         |                  |       |                 |   |        |               |            |        |
| GENDRON ALEXANDER<br>MCNALLY CHIARA<br>23 WOOD AV<br><br>EAST LONGMEADOW MA 01028       |            | <b>TOPO WET</b>                                                            | <b>EASEMENT</b>  | <b>TRAFFIC</b>           | <b>CORNER</b>    | Description                                                     | Code       | Appraised                                                           | Assessed                                                                                                                                                                                                                                                                                                                                       |                                            |          |          |         |                  |       |                 |   |        |               |            |        |
|                                                                                         |            |                                                                            |                  |                          |                  | RESIDNTL.                                                       | 101        | 140400                                                              | 140,400                                                                                                                                                                                                                                                                                                                                        |                                            |          |          |         |                  |       |                 |   |        |               |            |        |
|                                                                                         |            |                                                                            |                  |                          |                  | RES LAND                                                        | 101        | 63900                                                               | 63,900                                                                                                                                                                                                                                                                                                                                         |                                            |          |          |         |                  |       |                 |   |        |               |            |        |
|                                                                                         |            |                                                                            |                  |                          |                  | RESIDNTL.                                                       | 101        | 6800                                                                | 6,800                                                                                                                                                                                                                                                                                                                                          |                                            |          |          |         |                  |       |                 |   |        |               |            |        |
|                                                                                         |            | <b>DRAINAGE</b>                                                            |                  | <b>VIEW</b>              | <b>COMMUNITY</b> |                                                                 |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                |                                            |          |          |         |                  |       |                 |   |        |               |            |        |
|                                                                                         |            | <b>SUPPLEMENTAL DATA</b>                                                   |                  |                          |                  |                                                                 |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                |                                            |          |          |         |                  |       |                 |   |        |               |            |        |
|                                                                                         |            | Alt Prcl ID<br>SP Permit<br>Chapter Land<br>OC Dates<br>In+Ex FY<br>Mailed |                  |                          |                  | Received<br>NIA<br>Field 8<br>Field 9<br>Field 10<br>Assoc Pid# |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                |                                            |          |          |         |                  |       |                 |   |        |               |            |        |
| GIS ID F_374099_2855898                                                                 |            |                                                                            |                  |                          |                  | Total                                                           |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                | 211,100                                    | 211,100  |          |         |                  |       |                 |   |        |               |            |        |
| <b>RECORD OF OWNERSHIP</b>                                                              |            | <b>BK-VOL/PAGE</b>                                                         | <b>SALE DATE</b> | <b>Q/U</b>               | <b>V/I</b>       | <b>SALE PRICE</b>                                               | <b>VC</b>  | <b>PREVIOUS ASSESSMENTS (HISTORY)</b>                               |                                                                                                                                                                                                                                                                                                                                                |                                            |          |          |         |                  |       |                 |   |        |               |            |        |
| GENDRON ALEXANDER<br>JUDD ANNA C<br>KELLY SEAN C<br>GRIMES STEPHEN M +,<br>HENRY ROBERT |            | 23305                                                                      | 88               | 07-10-2020               | Q                | I                                                               | 239,900    | 00                                                                  | Year                                                                                                                                                                                                                                                                                                                                           | Code                                       | Assessed | Year     | Code    | Assessed         |       |                 |   |        |               |            |        |
|                                                                                         |            | 22271                                                                      | 0526             | 07-19-2018               | Q                | I                                                               | 210,000    | 00                                                                  | 2020                                                                                                                                                                                                                                                                                                                                           | 101                                        | 133,100  | 2019     | 101     | 129,400          |       |                 |   |        |               |            |        |
|                                                                                         |            | 13101                                                                      | 0006             | 04-11-2003               | U                | I                                                               | 155,000    |                                                                     |                                                                                                                                                                                                                                                                                                                                                | 101                                        | 63,900   |          | 101     | 62,000           |       |                 |   |        |               |            |        |
|                                                                                         |            | 07294                                                                      | 0458             | 10-16-1989               | U                | I                                                               | 111,000    |                                                                     |                                                                                                                                                                                                                                                                                                                                                | 101                                        | 6,800    |          | 101     | 6,800            |       |                 |   |        |               |            |        |
|                                                                                         |            | 06494                                                                      | 0087             | 05-21-1987               | U                | I                                                               | 86,900     |                                                                     | Total                                                                                                                                                                                                                                                                                                                                          |                                            | 203800   | Total    |         | 198200           |       |                 |   |        |               |            |        |
|                                                                                         |            |                                                                            |                  |                          |                  |                                                                 |            | Total                                                               |                                                                                                                                                                                                                                                                                                                                                | 188200                                     |          |          |         |                  |       |                 |   |        |               |            |        |
| <b>EXEMPTIONS</b>                                                                       |            |                                                                            |                  | <b>OTHER ASSESSMENTS</b> |                  |                                                                 |            | This signature acknowledges a visit by a Data Collector or Assessor |                                                                                                                                                                                                                                                                                                                                                |                                            |          |          |         |                  |       |                 |   |        |               |            |        |
| Year                                                                                    | Code       | Description                                                                | Amount           | Code                     | Description      | YEAR                                                            | Amount     |                                                                     |                                                                                                                                                                                                                                                                                                                                                |                                            |          | Comm Int |         |                  |       |                 |   |        |               |            |        |
|                                                                                         |            |                                                                            |                  |                          |                  |                                                                 |            |                                                                     | <b>APPRAISED VALUE SUMMARY</b><br>Appraised BLDG. Value (Card) 140,400<br>Appraised Xf (B) Value (Bldg) 0<br>Appraised Ob (B) Value (Bldg) 6,800<br>Appraised Land Value (Bldg) 63,900<br>Special Land Value 0<br>Total Appraised Parcel Value 211,100<br>Valuation Method C<br><br>Adjustment<br><br>Net Total Appraised Parcel Value 211,100 |                                            |          |          |         |                  |       |                 |   |        |               |            |        |
| Total                                                                                   |            | 0.00                                                                       |                  |                          |                  |                                                                 |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                |                                            |          |          |         |                  |       |                 |   |        |               |            |        |
| <b>ASSESSING NEIGHBORHOOD</b>                                                           |            |                                                                            |                  |                          |                  |                                                                 |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                |                                            |          |          |         |                  |       |                 |   |        |               |            |        |
| Nbhd                                                                                    |            | Nbhd Name                                                                  |                  | B                        |                  | Tracing                                                         |            | Batch                                                               |                                                                                                                                                                                                                                                                                                                                                |                                            |          |          |         |                  |       |                 |   |        |               |            |        |
| 0001                                                                                    |            |                                                                            |                  |                          |                  | 101                                                             |            | MF                                                                  |                                                                                                                                                                                                                                                                                                                                                |                                            |          |          |         |                  |       |                 |   |        |               |            |        |
| <b>NOTES</b>                                                                            |            |                                                                            |                  |                          |                  |                                                                 |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                |                                            |          |          |         |                  |       |                 |   |        |               |            |        |
|                                                                                         |            |                                                                            |                  |                          |                  |                                                                 |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                |                                            |          |          |         |                  |       |                 |   |        |               |            |        |
|                                                                                         |            |                                                                            |                  |                          |                  |                                                                 |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                |                                            |          |          |         |                  |       |                 |   |        |               |            |        |
| <b>BUILDING PERMIT RECORD</b>                                                           |            |                                                                            |                  |                          |                  |                                                                 |            |                                                                     | <b>VISIT / CHANGE HISTORY</b>                                                                                                                                                                                                                                                                                                                  |                                            |          |          |         |                  |       |                 |   |        |               |            |        |
| Permit Id                                                                               | Issue Date | Type                                                                       | Description      | Amount                   | Insp Date        | % Comp                                                          | Date Comp  | Comments                                                            | Date                                                                                                                                                                                                                                                                                                                                           | Type                                       | Is       | Id       | Cd      | Purpose/Result   |       |                 |   |        |               |            |        |
|                                                                                         |            |                                                                            |                  |                          |                  |                                                                 |            |                                                                     | 06-15-2017                                                                                                                                                                                                                                                                                                                                     |                                            |          | 317      | 14      | INSPECTED        |       |                 |   |        |               |            |        |
|                                                                                         |            |                                                                            |                  |                          |                  |                                                                 |            |                                                                     | 06-02-2017                                                                                                                                                                                                                                                                                                                                     |                                            |          | 105      | 2       | MEASURED         |       |                 |   |        |               |            |        |
|                                                                                         |            |                                                                            |                  |                          |                  |                                                                 |            |                                                                     | 06-30-2004                                                                                                                                                                                                                                                                                                                                     |                                            |          | 328      | 16      | FIELDREV CHG     |       |                 |   |        |               |            |        |
|                                                                                         |            |                                                                            |                  |                          |                  |                                                                 |            |                                                                     | 05-15-2004                                                                                                                                                                                                                                                                                                                                     |                                            |          | 317      | 14      | INSPECTED        |       |                 |   |        |               |            |        |
|                                                                                         |            |                                                                            |                  |                          |                  |                                                                 |            |                                                                     | 04-16-2004                                                                                                                                                                                                                                                                                                                                     |                                            |          | 250      | 22      | MAILER SENT      |       |                 |   |        |               |            |        |
|                                                                                         |            |                                                                            |                  |                          |                  |                                                                 |            |                                                                     | 04-15-2004                                                                                                                                                                                                                                                                                                                                     |                                            |          | 316      | 2       | MEASURED         |       |                 |   |        |               |            |        |
|                                                                                         |            |                                                                            |                  |                          |                  |                                                                 |            |                                                                     | 05-22-1992                                                                                                                                                                                                                                                                                                                                     |                                            |          | 131      | 14      | INSPECTED        |       |                 |   |        |               |            |        |
| <b>LAND LINE VALUATION SECTION</b>                                                      |            |                                                                            |                  |                          |                  |                                                                 |            |                                                                     |                                                                                                                                                                                                                                                                                                                                                |                                            |          |          |         |                  |       |                 |   |        |               |            |        |
| 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               |                          |                  |                                                                 | 8,250 SF   | 10.2                                                                | 0.760                                                                                                                                                                                                                                                                                                                                          | 3                                          | LAND     | 1.00     | MF      | 1.00             |       |                 | 0 |        | 1.000         | 7.75       | 63,900 |
| Total Card Land Units                                                                   |            |                                                                            |                  |                          |                  |                                                                 | 0.189      | AC                                                                  | Parcel Total Land Area:                                                                                                                                                                                                                                                                                                                        |                                            |          |          | 0.1894  | Total Land Value |       |                 |   |        |               |            | 63,900 |

Property Location 23 WOOD AV  
 Vision ID 979

Account # 1006

Map ID 1A/ 18/ 56/ /  
 Bldg # 1

Bldg Name  
 Sec # 1 of 1

Card # 1 of 1

State Use 101  
 Print Date 11-03-2020 11:01:09

| 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     | 1    | WOOD SHING    | 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                   | 101.69      |             |
| Interior Floor 2    | 4    | CARPET        | RCN                             | 200,633     |             |
| Heat Fuel           | 2    | GAS           | Net Other Adj                   |             |             |
| Heat Type           | 5    | STEAM         | Year Built                      | 1941        |             |
| AC Type             | 01   | NONE          | Effective Year Built            | 1988        |             |
| Bedrooms            | 4    |               | Depreciation Code               | GD          |             |
| Full Baths          | 1    |               | Remodel Rating                  |             |             |
| Half Baths          | 0    |               | Year Remodeled                  |             |             |
| Extra Fixtures      | 0    |               | Depreciation %                  | 30          |             |
| Total Rooms         | 7    |               | 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             | 70          |             |
| Extra Kitchen St    |      |               | RCNLD                           | 140,400     |             |
| FBM Sqft            | 495  |               | Dep % Ovr                       |             |             |
| FBM Quality         | 3    |               | 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   | 400   | 28.18      | 1950   | 60 | 0.00 | AV   | A   | 1.00 | 6,800      |

| BUILDING SUB-AREA SUMMARY SECTION |             |        |       |          |           |                |  |
|-----------------------------------|-------------|--------|-------|----------|-----------|----------------|--|
| Subarea                           | Description | Living | Gross | Eff Area | Unit Cost | Undeprec Value |  |
| BMT                               | BASEMENT    | 0      | 988   |          | 23.40     | 23,123         |  |
| EFB                               | ENCL PORCH  | 0      | 104   |          | 34.81     | 3,620          |  |
| FFL                               | 1ST FLOOR   | 988    | 988   |          | 116.78    | 115,382        |  |
| HST                               | HALF STORY  | 494    | 988   |          | 58.39     | 57,691         |  |
| PAT                               | PATIO       | 0      | 144   |          | 5.68      | 817            |  |
| Ttl Gross Liv / Lease Area        |             | 1,482  | 3,212 | 1,718    |           | 200,633        |  |

