

State Use 101
Print Date 11-03-2020 11:01:26

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
MAGDALINO BRANDY 61 WOOD AV EAST LONGMEADOW MA 01028 GIS ID F_374142_2855414												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	101900		101,900												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	63200		63,200												
												RESIDNTL.		101	400		400												
				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#																									
Total												165,500		165,500															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
MAGDALINO BRANDY CHILDS THOMAS E				21758 04285		0086 0202		07-10-2017		U		I		164,000		1V		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
								06-25-1976		U		I		0				2020	101	96,500	2019	101	93,800	2018	101	86,500			
																	101	63,200		101	61,400		101	61,400					
																	101	400		101	400		101	400					
Total				0.00												Total	160100	Total		155600		Total		148300					
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) 101,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 400 Appraised Land Value (Bldg) 63,200 Special Land Value 0 Total Appraised Parcel Value 165,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 165,500											
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						
261		11-10-1998		9	ALTERATION		1,400								98 BP NVC		06-15-2017				317	14	INSPECTED						
																	06-02-2017				105	2	MEASURED						
																	05-06-2004				317	14	INSPECTED						
																	04-16-2004				250	22	MAILER SENT						
																	04-15-2004				316	2	MEASURED						
																	01-15-1999				105	15	PERMIT VISIT						
																	05-15-1992				131	14	INSPECTED						
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				5,500	SF	15.12	0.760	3	LAND	1.00	MF	1.00			0		1.000	11.49	63,200							
Total Card Land Units							0.126	AC	Parcel Total Land Area: 0.1263							Total Land Value							63,200						

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	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	1	DRYWALL	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		108.08
Interior Floor 2	2	SOFTWOOD	RCN		178,729
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	5	STEAM	Year Built		1926
AC Type	01	NONE	Effective Year Built		1975
Bedrooms	3		Depreciation Code		AV
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		43
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		57
Extra Kitchen St			RCNLD		101,900
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
02	SHED/FR			L	80	7.48	1995	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	1,152		24.37	28,079	
FFL	1ST FLOOR	1,230	1,230		122.08	150,162	
OPF	OPEN PORCH	0	40		12.21	488	
Ttl Gross Liv / Lease Area		1,230	2,422	1,464		178,729	

