

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

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
YOUMELL JOHN J JR YOUMELL JOANNE 55 WOOD AVE EAST LONGMEADOW MA 01028 GIS ID F_374137_2855481 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	106100		106,100										
												RES LAND		101	64200		64,200										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	6100		6,100										
				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		176,400		176,400									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
YOUMELL JOHN J JR				03551	0457	12-01-1970	U	I		0		Year	Code	Assessed		Year	Code	Assessed		Year	Code	Assessed					
												2020	101	100,400		2019	101	97,600		2018	101	90,000					
													101	64,200			101	62,400									
													101	6,100			101	6,100									
														Total		170700		Total		166100		Total		158500			
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)106,100 Appraised Xf (B) Value (Bldg)0 Appraised Ob (B) Value (Bldg)6,100 Appraised Land Value (Bldg)64,200 Special Land Value0 Total Appraised Parcel Value176,400 Valuation MethodC Adjustment Net Total Appraised Parcel Value176,400													
		Total		996.51																							
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				
																	06-02-2017				105	4	INFO AT DOOR				
																	05-28-2004				319	14	INSPECTED				
																	04-20-2004				316	2	MEASURED				
																	08-02-1992				131	2	MEASURED				
																	05-06-1992				107	22	MAILER SENT				
																	06-13-1990				131	2	MEASURED				
																	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				9,350	SF	9.04	0.760	3	LAND	1.00	MF	1.00				0		1.000	6.87	64,200			
Total Card Land Units								0.215	AC	Parcel Total Land Area: 0.2146								Total Land Value								64,200	

Property Location 55 WOOD AV
 Vision ID 993

Account # 1020

Map ID 1A/ 3/ 48/ /

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

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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	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		99.93
Interior Floor 1	3	HARDWOOD	RCN		186,084
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1948
Heat Type	1	FORCED H/A	Effective Year Built		1975
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	2		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		57
Extra Kitchens	0		RCNLD		106,100
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues	1		Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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	484	28.18	1950	50	0.00	FR	F	0.90	6,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		22.41	20,439	
BNT	BSMT ENTRY	0	24		4.68	112	
EFP	ENCL PORCH	0	126		33.87	4,267	
FFL	1ST FLOOR	978	978		112.30	109,831	
HST	HALF STORY	456	912		56.15	51,210	
OFF	OPEN PORCH	0	24		9.36	225	
Ttl Gross Liv / Lease Area		1,434	2,976	1,657		186,084	

