

State Use 101
Print Date 11/3/2021 2:57:15 PM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
PHILLIPS KENDRA L 77 WOOD AV EAST LONGMEADOW MA 01028 GIS ID F_374160_2855215												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	165900		165,900												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	68300		68,300												
				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		234,200		234,200											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
PHILLIPS KENDRA L BGRS LLC KANG JUNG JAMBAZIAN BARBARA F				23328 0336		07-24-2020		Q		I		245,000		00		Year		Code	Assessed		Year	Code	Assessed		Year	Code	Assessed		
				23327 0548		07-24-2020		U		I		1		1B		2021		101	158,800		2020	101	121,300		2019	101	98,800		
				20499 0391		11-14-2014		Q		I		140,000		U				101	63,200			101	63,200			101	61,400		
				01994 0186		06-08-1949		U		I		0																	
																Total		222,000		Total		184,500		Total		160,200			
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) 165,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 68,300 Special Land Value 0 Total Appraised Parcel Value 234,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 234,200											
Nbhd				Nbhd Name				B				Tracing				Batch													
0001								101				MF																	
NOTES																													
RECHECK 6/22 OR UPON CO INSPECTION																													
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	
202101250		04-12-2021		4		ADDITION		3,900		06-11-2020		0				FINISH ADDITION -		07-01-2021						334		15		PERMIT VISIT	
201802886		09-25-2018		4		ADDITION		42,000		04-01-2016		50				EXPIRED-720 SF 2		06-11-2020						400		15		PERMIT VISIT	
201500329		02-11-2015		91		INSULATION		3,442				0						05-30-2019						334		15		PERMIT VISIT	
																		06-18-2018						333		15		PERMIT VISIT	
																		03-03-2017						317		15		PERMIT VISIT	
																		04-01-2016						317		15		PERMIT VISIT	
																		06-12-2015						317		16		FIELDREV CHG	
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	16.34	0.760	3	LAND	1.00	MF	1.00			0			1.000	12.42		68,300				
Total Card Land Units								0.13	AC	Parcel Total Land Area: 0.13								Total Land Value								68,300			

Property Location 77 WOOD AV
 Vision ID 1169

Account # 1199

Map ID 2/ 68/ 43/ /

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	1	CONCRETE	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	4	CARPET	Adj Base Rate	99.10	
Interior Floor 2			RCN	237,006	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1945	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	165,900	
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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,128		22.15	24,983	
EFB	ENCL PORCH	0	96		33.39	3,206	
FFL	1ST FLOOR	1,128	1,128		110.54	124,693	
GAR	GARAGE	0	220		44.22	9,728	
HST	HALF STORY	90	179		55.58	9,949	
UCN	UNFIN CAN	0	280		5.53	1,548	
UFL	UNFIN UPFR FLOOR	0	949		66.28	62,899	
Ttl Gross Liv / Lease Area		1,218	3,980	2,144		237,006	

