

State Use 101
Print Date 11/3/2021 2:58:25 PM

CURRENT OWNER						TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
MCCOLLUM TRACI 86 WOOD AV EAST LONGMEADOW MA 01028 GIS ID F_374358_2855146 Mailed														Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW														
						TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	128900		128,900																
						DRAINAGE				VIEW		COMMUNITY		RES LAND		101	69500		69,500																
														RESIDENTL.		101	8400		8,400																
						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		206,800		206,800															
RECORD OF OWNERSHIP						BK-VOL/PAGE		SALE DATE		Q/U		V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																			
MCCOLLUM TRACI DUDLEY SARAH GALENSKI,JOHN L JR						22245 0284		06-29-2018		Q		I	210,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed											
						18107 0525		12-08-2009		U		I	180,000		2021	101	123,800	2020	101	117,700	2019	101	114,700												
						03262 0293		06-07-1967		U		I	0			101	64,400		101	64,400		101	62,600												
																	101	8,400		101	8,400		101	8,100											
						Total									Total	196,600	Total	190,500	Total	185,400															
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) 128,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 8,400 Appraised Land Value (Bldg) 69,500 Special Land Value 0 Total Appraised Parcel Value 206,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 206,800																							
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					
												201901665	01-04-2019		11	POOL		7,747		06-19-2019	100	06-19-2019	27X52 ABVGRND		06-19-2019			334	15	PERMIT VISIT					
												201900060	01-04-2019		91	INSULATION		5,700			0				03-14-2018			333	2	MEASURED					
																								02-10-2010 317 16 FIELDREV CHG											
																								06-03-2004 319 14 INSPECTED											
																								04-16-2004 250 22 MAILER SENT											
																								04-13-2004 316 2 MEASURED											
																								05-06-1992 107 22 MAILER SENT											
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				9,900	SF	9.24	0.760	3	LAND	1.00	MF	1.00			0		1.000	7.02	69,500													
Total Card Land Units							0.23	AC	Parcel Total Land Area: 0.23							Total Land Value							69,500												

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		Percentage
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		120.62	
Interior Floor 1	3	HARDWOOD	RCN		184,184	
Interior Floor 2			Net Other Adj			
Heat Fuel	1	OIL	Year Built		1940	
Heat Type	5	STEAM	Effective Year Built		1988	
AC Type	01	NONE	Depreciation Code		GD	
Bedrooms	3		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	1		Depreciation %		30	
Extra Fixtures	1		Functional Obsol			
Total Rooms	6		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style	G	GOOD	Condition			
Kitchens	1		% Complete			
Kitchen Style	G	GOOD	Overall % Condition		70	
Extra Kitchens	0		RCNLD		128,900	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	600		Dep Ovr Comment			
FBM Quality	3		Misc Imp Ovr			
Fireplaces	0		Misc Imp Ovr Comment			
WS Flues			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	288	28.18	1940	60	0.00	AV	A	1.00	4,900
02	SHED/FR			L	144	7.48	1950	60	0.00	AV	A	1.00	600
22	WOOD DK			L	240	9.20	2000	70	0.00	GD	A	1.00	1,500
07	POOLA-C	OB	Outbuildi	L	27	69.00	2019	60	0.00	AV	G	1.25	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	744		29.16	21,694	
FFL	1ST FLOOR	744	744		145.60	108,326	
HST	HALF STORY	372	744		72.80	54,163	
Ttl Gross Liv / Lease Area		1,116	2,232	1,265		184,184	

