

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT								1006 EAST LONGMEADOW						
LECLAIR RAYMOND A LECLAIR NANCY E 120 WOOD AVENUE EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed											
						RESIDNTL.	101	78800	78,800											
						RES LAND	101	69100	69,100											
						RESIDNTL.	101	4300	4,300											
		DRAINAGE		VIEW	COMMUNITY															
		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#														
GIS ID F_374422_2854683						Total				152,200		152,200								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
LECLAIR RAYMOND A LECLAIR RAYMOND A, LECLAIR LEONARD +		10793	0334	06-03-1999	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
		08537	0111	08-25-1993	U	I	1	1A	2021	101	75,300	2020	101	71,300	2019	101	69,200			
		04554	0394	02-23-1978	U	I	0			101	64,100		101	64,100		101	62,200			
										101	4,300		101	4,300		101	4,300			
		Total						Total		143,700		Total		139,700		Total 135,700				
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) 78,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 4,300 Appraised Land Value (Bldg) 69,100 Special Land Value 0 Total Appraised Parcel Value 152,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 152,200											
Total			0.00																	
ASSESSING NEIGHBORHOOD																				
Nbhd		Nbhd Name		B		Tracing		Batch												
0001						101		MF												
NOTES																				
FY14 ABT GRANTED-5% FUNC=90% HEAT																				
BUILDING PERMIT RECORD																				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result						
201502440 113	08-19-2015 05-15-2000	25 7	WINDOWS REMODEL	1,756 3,000	04-22-2016	100	04-22-2016	3 REPLACEMENT, RELOCATE BTHRM	04-22-2016	01		317	15	PERMIT VISIT						
									01-31-2014			317	24	ABATEMENT VI						
									07-05-2013			317	16	FIELDREV CHG						
									05-04-2004			317	14	INSPECTED						
									04-16-2004			250	22	MAILER SENT						
									04-15-2004			316	2	MEASURED						
									01-15-2001			247	15	PERMIT VISIT						
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				8,600 SF	10.58	0.760	3	LAND	1.00	MF	1.00			0	1.000	8.04	69,100
Total Card Land Units							0.20	AC	Parcel Total Land Area: 0.20							Total Land Value				69,100

Property Location 120 WOOD AV
 Vision ID 1186

Account # 1216

Map ID 2/ 87/ 25/ /

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 11/3/2021 2:59:44 PM

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-	AVG. (-)	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	3	MASONRY	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	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	2	SOFTWOOD	Adj Base Rate		115.21
Interior Floor 2	4	CARPET	RCN		151,447
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1940
AC Type	01	NONE	Effective Year Built		1975
Bedrooms	2		Depreciation Code		AV
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		43
Total Rooms	5		Functional Obsol		5
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		52
Extra Kitchen St			RCNLD		78,800
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		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	252	28.18	1950	60	0.00	AV	A	1.00	4,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,048		23.17	24,278	
EFB	ENCL PORCH	0	156		34.83	5,434	
FFL	1ST FLOOR	1,048	1,048		115.61	121,158	
PAT	PATIO	0	104		5.56	578	
Ttl Gross Liv / Lease Area		1,048	2,356	1,310		151,447	

