

State Use 101
Print Date 11/3/2021 3:45:35 PM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																
WELLHOFF ERIK M WELLHOFF JENNA E 22 FAIRVIEW ST EAST LONGMEADOW MA 01028 GIS ID F_379692_2853422				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code	Appraised		Assessed																			
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	134000		134,000																			
												RES LAND		101	91300		91,300																			
												RESIDENTL.		101	200		200																			
				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		225,500		225,500																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																							
WELLHOFF ERIK M CIG4 LLC NICKERSON LORI L MANNING FRANCES LE +RICHARD +, MANNING FRANCES C				23102 0158		02-26-2020		Q	I	224,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed															
				22871 0207		09-25-2019		U	I	130,000		1L	2021	101	128,400	2020	101	107,200	2019	101	104,200															
				17919 0376		07-29-2009		U	I	200,000				101	84,600		101	84,600		101	82,100															
				07103 0521		02-24-1989		U	I	1		1A		101	200		101	200		101	200															
				02018 0092		11-03-1949		U	I	0			Total		213,200		Total		192,000		Total 186,500															
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												APPROAISED VALUE SUMMARY Appraised BLDG. Value (Card) 134,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 200 Appraised Land Value (Bldg) 91,300 Special Land Value 0 Total Appraised Parcel Value 225,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 225,500																								
Nbhd		Nbhd Name			B			Tracing			Batch																									
0001								101			MA																									
NOTES																																				
												VISIT / CHANGE HISTORY																								
												Permit Id		Issue Date		Type	Description		Amount		Insp Date		% Comp	Date Comp		Comments		Date		Type		Is	Id	Cd	Purpose/Result	
												202101348		04-15-2021		91	INSULATION		5,283				0					06-29-2021					400	15	PERMIT VISIT	
												202002940		11-09-2020		25	WINDOWS		3,380		06-29-2021		100	01-15-2021		6 WINDOWS		06-01-2020					400	15	PERMIT VISIT	
												202001033		03-16-2020		25	WINDOWS		4,376		06-01-2020		100	04-29-2020		6 WINDOWS		03-03-2020					400	15	PERMIT VISIT	
												201903227		11-12-2019		12	REROOF		7,500		06-01-2020		0					04-18-2018					333	2	MEASURED	
284		12-02-1999		21	SIDING		8,000							SIDING/WINDOWS		02-10-2010					317	16	FIELDREV CHG													
																11-06-2003					274	3	MEAS+INSPCTD													
																01-19-2000					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				9,375 SF		9.74	1.000	5	LAND	1.00	MA	1.00			0			1.000	9.74		91,300											
Total Card Land Units																0.22 AC		Parcel Total Land Area: 0.22						Total Land Value								91,300				

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	Percentage
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	4	CARPET	Adj Base Rate		113.01
Interior Floor 2	3	HARDWOOD	RCN		191,442
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1950
AC Type	01	NONE	Effective Year Built		1988
Bedrooms	4		Depreciation Code		GD
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		30
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		70
Extra Kitchen St			RCNLD		134,000
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
02	SHED/FR			L	64	7.48	1970	50	0.00	FR	A	1.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	888		25.95	23,040	
FFL	1ST FLOOR	888	888		129.44	114,943	
HST	HALF STORY	408	816		64.72	52,812	
OPF	OPEN PORCH	0	48		13.48	647	
Ttl Gross Liv / Lease Area		1,296	2,640	1,479		191,442	

