

State Use 101
Print Date 11/3/2021 9:18:39 PM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
WENC EDWARD P WENC BARBARA J 41 ALBANO DR EAST LONGMEADOW MA 01028 GIS ID F_384590_2856776												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		68000		68,000																			
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		69600		69,600																			
				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		137,600		137,600																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
WENC EDWARD P WENC				06176 0309		08-01-1986		U		I		1		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed					
				03035 0574		06-17-1964		U		I		0				2021		101		65,100		2020		101		61,700		2019		101		60,000					
																		101		64,400				101		64,400				101		62,500					
																Total		129,500		Total		126,100		Total		122,500											
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																																					
Nbhd			Nbhd Name			B			Tracing			Batch																									
0001									101			MF																									
NOTES																																					
																		APPROAISED VALUE SUMMARY																			
																		Appraised BLDG. Value (Card)										68,000									
																		Appraised Xf (B) Value (Bldg)										0									
																		Appraised Ob (B) Value (Bldg)										0									
																		Appraised Land Value (Bldg)										69,600									
																		Special Land Value										0									
																		Total Appraised Parcel Value										137,600									
																		Valuation Method										C									
																		Adjustment																			
																		Net Total Appraised Parcel Value										137,600									
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									
201401909		06-11-2014		12		REROOF		6,000		03-27-2015		100		03-27-2015				03-27-2015						317		15		PERMIT VISIT									
																		04-11-2011						317		2		MEASURED									
																		10-03-2002						274		14		INSPECTED									
																		09-18-2002						250		22		MAILER SENT									
																		09-17-2002						274		2		MEASURED									
																		02-19-1992						170		3		MEAS+INSPCTD									
																		01-16-1981						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		RA				10,021	SF	9.14	0.760	3	LAND	1.00	MF	1.00			0		1.000	6.95	69,600														
Total Card Land Units								0.23	AC	Parcel Total Land Area: 0.23								Total Land Value								69,600											

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmnt Garage		
Grade	C-	AVG. (-)	#Heat Sys	1.00	
Stories	1.00	1 STORY	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	4	FLAT			0
Roof Cover	4	TAR+GRAVEL			0
Interior Wall 1	8	PLYWD PANL	COST / MARKET VALUATION		
Interior Wall 2	2	PLASTER	Adj Base Rate	127.38	
Interior Floor 1	3	HARDWOOD	RCN	147,753	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built	1953	
Heat Type	3	FORCED H/W	Effective Year Built	1964	
AC Type	01	NONE	Depreciation Code	FR	
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %	54	
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	F	FAIR	Cost Trend Factor	1	
Half Bath Style	F	FAIR	Condition		
Kitchens	1		% Complete		
Kitchen Style	F	FAIR	Overall % Condition	46	
Extra Kitchens	0		RCNLD	68,000	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		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
02	SHED/FR			L	28	7.48	1965	30	0.00	PR	P	0.75	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	336		26.31	8,839
CPT	CARPORT	0	288		13.28	3,826
FFL	1ST FLOOR	1,024	1,024		131.92	135,088
Ttl Gross Liv / Lease Area		1,024	1,648	1,120		147,753

