

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																				
WHEELER THOMAS B 50 PINEYWOODS DR EAST LONGMEADOW MA 01028 GIS ID F_394976_2842227												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	233300		233,300															
												RES LAND		101	120900		120,900															
				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#																								
				Total						354,200				354,200																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																
WHEELER THOMAS B GAGNON DAVID G +, EQUITY ONE				14698		0171		12-09-2004		U		I		365,000				Year		Code		Assessed		Year		Code		Assessed				
				06660		0528		10-23-1987		U		I		183,150				2021		101		223,400		2020		101		214,100				
				06167		0530		07-25-1986		U		V		180,000						101		111,900				101		111,900				
																Total		335,300		Total		326,000		Total		316,700						
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																
Year		Code		Description		Amount		Code		Description		YEAR		Amount										Comm Int								
				Total		0.00																										
ASSESSING NEIGHBORHOOD																																
Nbhd				Nbhd Name				B				Tracing				Batch																
0001												101				MG																
NOTES																																
														Appraised BLDG. Value (Card)								233,300										
														Appraised Xf (B) Value (Bldg)								0										
														Appraised Ob (B) Value (Bldg)								0										
														Appraised Land Value (Bldg)								120,900										
														Special Land Value								0										
														Total Appraised Parcel Value								354,200										
														Valuation Method								C										
														Adjustment																		
														Net Total Appraised Parcel Value								354,200										
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				
60		04-01-1989		MN		Manual Note		3,500								POOL A		04-30-2018						333		2		MEASURED				
196		07-01-1987		MN		Manual Note		195,000								SFR		06-28-2005						274		2		MEASURED				
																		04-08-2000						247		14		INSPECTED				
																		11-29-1999						247		2		MEASURED				
																		07-02-1992						131		14		INSPECTED				
																		06-30-1992						200		2		MEASURED				
																		01-22-1990						105		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		RA				35,865	SF	2.83		1.190	7	LAND	1.00	MG	1.00			0			1.000		3.37		120,900					
Total Card Land Units														0.82		AC	Parcel Total Land Area:		0.82		Total Land Value										120,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	09	CONTEMPORARY	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	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		92.95
Interior Floor 2			RCN		288,081
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1987
AC Type	03	FULL	Effective Year Built		1999
Bedrooms	3		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		19
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		81
Extra Kitchen St			RCNLD		233,300
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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	1,156		23.06	26,661	
CFL	CATHEDRAL CE	456	456		118.96	54,246	
FFL	1ST FLOOR	700	700		115.42	80,792	
GAR	GARAGE	0	441		46.06	20,313	
OPF	OPEN PORCH	0	55		12.59	693	
SFL	2ND FLOOR	878	878		115.42	101,336	
WDK	WOOD DECK	0	248		16.29	4,040	
Ttl Gross Liv / Lease Area		2,034	3,934	2,496		288,081	

