

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
GENDRON ALEXANDER MCNALLY CHIARA 23 WOOD AV EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	146600		146,600										
												RES LAND		101	69100		69,100										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	6800		6,800										
GIS ID F_374099_2855898				SUPPLEMENTAL DATA								Total		222,500		222,500											
				Alt Prcl ID				Received																			
				SP Permit				NIA																			
Mailed				Chapter Land				Field 8																			
				OC Dates				Field 9																			
				In+Ex FY				Field 10																			
				Assoc Pid#																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
GENDRON ALEXANDER JUDD ANNA C KELLY SEAN C GRIMES STEPHEN M +, HENRY ROBERT				23305	0088	07-10-2020		Q	I		239,900		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
				22271	0526	07-19-2018		Q	I		210,000		00		2021	101	140,400	2020	101	133,100	2019	101	129,400				
				13101	0006	04-11-2003		U	I		155,000						63,900			63,900							
				07294	0458	10-16-1989		U	I		111,000						6,800			6,800							
				06494	0087	05-21-1987		U	I		86,900																
				Total										211,100		Total		203,800		Total		198,200					
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																											
												Appraised BLDG. Value (Card)												146,600			
												Appraised Xf (B) Value (Bldg)												0			
												Appraised Ob (B) Value (Bldg)												6,800			
												Appraised Land Value (Bldg)												69,100			
												Special Land Value												0			
Total Appraised Parcel Value												222,500															
Valuation Method												C															
Adjustment																											
Net Total Appraised Parcel Value												222,500															
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									
													06-15-2017				317	14	INSPECTED								
													06-02-2017				105	2	MEASURED								
													06-30-2004				328	16	FIELDREV CHG								
													05-15-2004				317	14	INSPECTED								
													04-16-2004				250	22	MAILER SENT								
													04-15-2004				316	2	MEASURED								
													05-22-1992				131	14	INSPECTED								
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				8,250	SF	11.02	0.760	3	LAND	1.00	MF	1.00			0		1.000	8.38	69,100					
Total Card Land Units							0.19	AC	Parcel Total Land Area: 0.19							Total Land Value							69,100				

Property Location 23 WOOD AV
Vision ID 979

Account # 1006

Map ID 1A/ 18/ 56/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11/3/2021 2:31:05 PM

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style	05	CAPE	Basement Floor	12	CONCRETE						
Model	01	RESIDENTIAL	Bsmnt 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			106.77					
Interior Floor 1	3	HARDWOOD	RCN			209,361					
Interior Floor 2	4	CARPET	Net Other Adj								
Heat Fuel	2	GAS	Year Built			1941					
Heat Type	5	STEAM	Effective Year Built			1988					
AC Type	01	NONE	Depreciation Code			GD					
Bedrooms	4		Remodel Rating								
Full Baths	1		Year Remodeled								
Half Baths	0		Depreciation %			30					
Extra Fixtures	0		Functional Obsol								
Total Rooms	7		External Obsol								
Bath Style	A	AVERAGE	Cost Trend Factor			1					
Half Bath Style			Condition								
Kitchens	1		% Complete								
Kitchen Style	A	AVERAGE	Overall % Condition			70					
Extra Kitchens	0		RCNLD			146,600					
Extra Kitchen St			Dep % Ovr								
FBM Sqft	495		Dep Ovr Comment								
FBM Quality	3		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
03	GARAGE	OB	Outbuildi	L	400	28.18	1950	60	0.00	AV	A	1.00	6,800

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	988		24.42	24,129
EFB	ENCL PORCH	0	104		36.32	3,778
FFL	1ST FLOOR	988	988		121.86	120,401
HST	HALF STORY	494	988		60.93	60,200
PAT	PATIO	0	144		5.92	853
Ttl Gross Liv / Lease Area		1,482	3,212	1,718		209,361

