

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																											
YUOMELL JOHN J JR YUOMELL JOANNE 55 WOOD AVE EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	110800		110,800																						
												RES LAND		101	69500		69,500																						
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	6100		6,100																						
EAST LONGMEADOW MA 01028				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_374137_2855481												Total		186,400		186,400																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																							
YUOMELL JOHN J JR				03551	0457	12-01-1970	U	I	0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																		
													2021	101	106,100	2020	101	100,400	2019	101	97,600																		
														101	64,200		101	62,400																					
														101	6,100		101	6,100																					
Total		176,400		Total		170,700		Total		166,100																													
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				996.51																																			
ASSESSING NEIGHBORHOOD																																							
Nbhd		Nbhd Name		B		Tracing		Batch																															
0001						101		MF																															
NOTES																																							
												Appraised BLDG. Value (Card)								110,800																			
												Appraised Xf (B) Value (Bldg)								0																			
												Appraised Ob (B) Value (Bldg)								6,100																			
												Appraised Land Value (Bldg)								69,500																			
												Special Land Value								0																			
												Total Appraised Parcel Value								186,400																			
												Valuation Method								C																			
												Adjustment																											
												Net Total Appraised Parcel Value								186,400																			
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														
																		06-02-2017					105	4	INFO AT DOOR														
																		05-28-2004					319	14	INSPECTED														
																		04-20-2004					316	2	MEASURED														
																		08-02-1992					131	2	MEASURED														
																		05-06-1992					107	22	MAILER SENT														
																		06-13-1990					131	2	MEASURED														
																		05-06-1980					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		RC				9,350	SF	9.77	0.760	3	LAND	1.00	MF	1.00				0			1.000	7.43	69,500														
																		Total Card Land Units								0.21	AC	Parcel Total Land Area:		0.21	Total Land Value								69,500

Property Location 55 WOOD AV
 Vision ID 993

Account # 1020

Map ID 1A/ 3/ 48/ /

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 11/3/2021 2:32:59 PM

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	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	104.93	
Interior Floor 2			RCN	194,369	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1948	
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		
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	57	
Extra Kitchen St			RCNLD	110,800	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		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	484	28.18	1950	50	0.00	FR	F	0.90	6,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		23.41	21,349	
BNT	BSMT ENTRY	0	24		4.89	117	
EPF	ENCL PORCH	0	126		35.38	4,457	
FFL	1ST FLOOR	978	978		117.30	114,721	
HST	HALF STORY	456	912		58.65	53,490	
OPF	OPEN PORCH	0	24		9.78	235	
Ttl Gross Liv / Lease Area		1,434	2,976	1,657		194,369	

