

State Use 101
Print Date 12/12/2022 1:38:21 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
ST MARTIN AMANDA D 45 WOOD AVE EAST LONGMEADOW MA 01028 GIS ID F_374125_2855612												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		133100		133,100															
												RES LAND		101		75100		75,100															
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		400		400															
				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		208,600		208,600															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
ST MARTIN AMANDA D CARON JENNIFER L TORCIA MICHAELA, HSBC BANK USA NA, JOHNSTON,KATHLEEN M				22621 0206		04-12-2019		Q		I		195,500		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				18460 0503		09-17-2010		U		I		161,700				2022		101		120,400		2021		101		115,900		2020		101		110,200	
				18178 0225		02-02-2010		U		I		110,000		1S				101		68,300				101		63,200		101		63,200			
				18131 0341		12-28-2009		U		I		95,790		1L				101		400				101		400		101		400			
				14158 0275		05-04-2004		U		I		1		1A																			
				Total												Total		189,100		Total		179,500		Total		173,800							
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						Tracing			Batch																					
0001									101			MF																					
NOTES																																	
												APPROAISED VALUE SUMMARY																					
												Appraised BLDG. Value (Card)								133,100													
												Appraised Xf (B) Value (Bldg)								0													
												Appraised Ob (B) Value (Bldg)								400													
												Appraised Land Value (Bldg)								75,100													
												Special Land Value								0													
												Total Appraised Parcel Value								208,600													
												Valuation Method								C													
												Adjustment																					
												Net Total Appraised Parcel Value								208,600													
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					
174		07-27-2009		12		REROOF		2,500				0				NVC		12-01-2021				1		334		3		MEAS+INSPCTD					
365		11-18-2004		42		REPAIRS		6,500								TO INCLUDE NEW		04-16-2019						400		16		FIELDREV CHG					
																		01-20-2012						317		16		FIELDREV CHG					
																		03-04-2011						317		16		FIELDREV CHG					
																		12-02-2009						317		15		PERMIT VISIT					
																		11-30-2006						311		15		PERMIT VISIT					
																		11-10-2005						311		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				5,500	SF	17.97	0.760	3	LAND	1.00	MF	1.00			0		1.000	13.66	75,100										
Total Card Land Units																		0.13		AC	Parcel Total Land Area: 0.13			Total Land Value								75,100	

Property Location 45 WOOD AV
Vision ID 1016

Account # 1043

Map ID 1A/ 5/ 51/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	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	3	MASONRY	MIXED USE		
Exterior Wall 1	7	BRICK	Code	Description	
Exterior Wall 2	4	VINYL	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	107.36	
Interior Floor 2	6	CERAMIC TL	RCN	190,131	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1940	
AC Type	01	NONE	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	5		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	133,100	
FBM Sqft	550		Dep % Ovr		
FBM Quality	3		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	96	7.48	1996	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,040		24.92	25,916	
FFL	1ST FLOOR	1,096	1,096		124.59	136,555	
UAT	UNFIN ATTC	0	1,040		24.92	25,916	
WDK	WOOD DECK	0	70		24.92	1,744	
Ttl Gross Liv / Lease Area		1,096	3,246			190,131	

