

State Use 101
Print Date 12/12/2022 1:44:16 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
CLLC LLC 56 SEVERN ST LONGMEADOW MA 01106												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		91100		91,100																	
												RES LAND		101		76000		76,000																	
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101		4600		4,600																	
				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#																															
GIS ID F_374275_2855969														Total		171,700		171,700																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
CLLC LLC WINHOLTZ SUSAN L, WINHOLTZ,SUSAN L STASZ FRANK J +, CLARK				19955 0286		08-02-2013		U		I		140,300		1T		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed			
				17670 0164		03-02-2009		U		I		1		1A		2022		101		80,200		2021		101		77,000		2020		101		72,900			
				14010 0459		03-01-2004		U		I		1		1				101		69,100				101		64,000		101		64,000					
				06388 0070		02-12-1987		U		I		72,000						101		4,600				101		4,600		101		4,600					
				04678 0092		10-23-1978		U		I		0																							
																Total		153,900		Total		145,600		Total		141,500									
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										APPROAISED VALUE SUMMARY																			
Nbhd		Nbhd Name						Tracing				Batch		Appraised BLDG. Value (Card)								91,100													
0001								101				MF		Appraised Xf (B) Value (Bldg)								0													
																Appraised Ob (B) Value (Bldg)								4,600											
																Appraised Land Value (Bldg)								76,000											
																Special Land Value								0											
																Total Appraised Parcel Value								171,700											
																Valuation Method								C											
																Adjustment																			
																Net Total Appraised Parcel Value								171,700											
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							
95		05-09-2003		12		REROOF		2,200								NVC		06-08-2017						317		14		INSPECTED							
																		06-02-2017						105		2		MEASURED							
																		05-25-2004						319		14		INSPECTED							
																		04-22-2004						250		22		MAILER SENT							
																		04-15-2004						311		2		MEASURED							
																		01-26-2004						296		15		PERMIT VISIT							
																		06-13-1990						131		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		BUS				8,400 SF		11.91	0.760	3	LAND	1.00	MF	1.00			0				1.000	9.05	76,000										
Total Card Land Units								0.19 AC		Parcel Total Land Area: 0.19								Total Land Value								76,000									

Property Location 18 WOOD AV
Vision ID 1059

Account # 1089

Map ID 1A/ 97/ 3/ /

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	15	OLD STYLE	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage			
Grade	C	AVERAGE	#Heat Sys	1.00		
Stories	1.50	1 1/2 STORIES	Units	2		
Foundation	2	CONC BLOCK	MIXED USE			
Exterior Wall 1	4	VINYL	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		96.60	
Interior Floor 1	3	HARDWOOD	RCN		175,246	
Interior Floor 2			Net Other Adj			
Heat Fuel	2	GAS	Year Built		1930	
Heat Type	3	FORCED H/W	Effective Year Built		1978	
AC Type	01	NONE	Depreciation Code		AV	
Bedrooms	1		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	0		Depreciation %		43	
Extra Fixtures	1		Functional Obsol			
Total Rooms	3		External Obsol		5	
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		52	
Extra Kitchens	0		RCNLD		91,100	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	231		Dep Ovr Comment			
FBM Quality	1		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	315	28.18	1940	50	0.00	FR	F	0.90	4,000
22	WOOD DK			L	110	9.20	1980	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	925		22.17	20,506
EFB	ENCL PORCH	0	184		55.42	10,198
FFL	1ST FLOOR	1,015	1,015		110.85	112,508
OPF	OPEN PORCH	0	63		10.56	665
PAT	PATIO	0	90		6.16	554
UHS	UNFIN HALF STORY	0	925		33.31	30,815
Ttl Gross Liv / Lease Area		1,015	3,202			175,246

