

State Use 101
Print Date 12/12/2022 2:00:09 P

CURRENT OWNER						TOPO TYPE			UTILITY		STREET		LOCATION		CURRENT ASSESSMENT												
MCCOLLUM TRACI 86 WOOD AV EAST LONGMEADOW MA 01028 GIS ID F_374358_2855146																Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW				
						TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	142100		142,100								
														RES LAND		101	76500		76,500								
						DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	8400		8,400								
						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#																					
F_374358_2855146												Total 227,000 227,000															
RECORD OF OWNERSHIP						BK-VOL/PAGE		SALE DATE		Q/U		V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)											
MCCOLLUM TRACI DUDLEY SARAH GALENSKI,JOHN L JR						22245	0284	06-29-2018	Q	I	210,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
													2022	101	128,900	2021	101	123,800	2020	101	117,700						
														101	69,500		101	64,400		101	64,400						
														101	8,400		101	8,400		101	8,400						
													Total			206,800		Total		196,600		Total		190,500			
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																							
ASSESSING NEIGHBORHOOD																											
Nbhd		Nbhd Name				Tracing				Batch																	
0001						101				MF																	
NOTES																											
																APPRaised VALUE SUMMARY											
																Appraised BLDG. Value (Card)								142,100			
																Appraised Xf (B) Value (Bldg)								0			
																Appraised Ob (B) Value (Bldg)								8,400			
																Appraised Land Value (Bldg)								76,500			
Special Land Value																0											
Total Appraised Parcel Value																227,000											
Valuation Method																C											
Adjustment																											
Net Total Appraised Parcel Value																227,000											
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						
201901665		01-04-2019		11	POOL		7,747		06-19-2019	100	06-19-2019	27X52 ABVGRND				06-19-2019			334	15	PERMIT VISIT						
201900060		01-04-2019		91	INSULATION		5,700			0						03-14-2018			333	2	MEASURED						
																02-10-2010			317	16	FIELDREV CHG						
																06-03-2004			319	14	INSPECTED						
																04-16-2004			250	22	MAILER SENT						
																04-13-2004			316	2	MEASURED						
																05-06-1992			107	22	MAILER SENT						
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				9,900	SF	10.17	0.760	3	LAND	1.00	MF	1.00			0		1.000	7.73	76,500					
Total Card Land Units							0.23	AC	Parcel Total Land Area: 0.23							Total Land Value							76,500				

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	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		135.55	
Interior Floor 1	3	HARDWOOD	RCN		203,071	
Interior Floor 2			Net Other Adj			
Heat Fuel	1	OIL	Year Built		1940	
Heat Type	5	STEAM	Effective Year Built		1991	
AC Type	01	NONE	Depreciation Code		GD	
Bedrooms	3		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	1		Depreciation %		30	
Extra Fixtures	1		Functional Obsol			
Total Rooms	6		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style	G	GOOD	Condition			
Kitchens	1		% Complete			
Kitchen Style	G	GOOD	Overall % Condition		70	
Extra Kitchens	0		RCNLD		142,100	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	600		Dep Ovr Comment			
FBM Quality	3		Misc Imp Ovr			
Fireplaces	0		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	288	28.18	1940	60	0.00	AV	A	1.00	4,900
02	SHED/FR			L	144	7.48	1950	60	0.00	AV	A	1.00	600
22	WOOD DK			L	240	9.20	2000	70	0.00	GD	A	1.00	1,500
07	POOLA-C	OB	Outbuildi	L	27	69.00	2019	60	0.00	AV	G	1.25	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	744		32.15	23,919	
FFL	1ST FLOOR	744	744		160.53	119,435	
HST	HALF STORY	372	744		80.27	59,717	
Ttl Gross Liv / Lease Area		1,116	2,232			203,071	

