

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
WELLHOFF ERIK M WELLHOFF JENNA E 22 FAIRVIEW ST EAST LONGMEADOW MA 01028 GIS ID F_379692_2853422												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	148500		148,500																		
												RES LAND		101	100400		100,400																		
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	200		200																		
				SUPPLEMENTAL DATA								Total		249,100		249,100																			
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
WELLHOFF ERIK M CIG4 LLC NICKERSON LORI L MANNING FRANCES LE +RICHARD +, MANNING FRANCES C				23102 0158		02-26-2020		Q		I		224,000		00		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed										
				22871 0207		09-25-2019		U		I		130,000		1L		2022		101	134,000	2021	101	128,400	2020	101	107,200										
				17919 0376		07-29-2009		U		I		200,000						101	91,300		101	84,600		101	84,600										
				07103 0521		02-24-1989		U		I		1		1A				101	200		101	200		101	200										
				02018 0092		11-03-1949		U		I		0				Total		225,500	Total	213,200	Total	192,000													
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				APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 148,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 200 Appraised Land Value (Bldg) 100,400 Special Land Value 0 Total Appraised Parcel Value 249,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 249,100																					
0001						101				MA																									
NOTES																																			
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										
202101348		04-15-2021		91		INSULATION		5,283		06-29-2021		0		01-15-2021		6 WINDOWS		06-29-2021					400	15	PERMIT VISIT										
202002940		11-09-2020		25		WINDOWS		3,380		06-01-2020		100		04-29-2020		6 WINDOWS		06-01-2020					400	15	PERMIT VISIT										
202001033		03-16-2020		25		WINDOWS		4,376		06-01-2020		100						03-03-2020					400	15	PERMIT VISIT										
201903227		11-12-2019		12		REROOF		7,500		06-01-2020		0						04-18-2018					333	2	MEASURED										
284		12-02-1999		21		SIDING		8,000								SIDING/WINDOWS		02-10-2010					317	16	FIELDREV CHG										
																		11-06-2003					274	3	MEAS+INSPCTD										
																		01-19-2000					247	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				9,375	SF	10.71	1.000	5	LAND	1.00	MA	1.00				0			1.000	10.71	100,400										
Total Card Land Units																		0.22	AC	Parcel Total Land Area:				0.22	Total Land Value										100,400

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	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	127.00	
Interior Floor 2	3	HARDWOOD	RCN	212,133	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1950	
AC Type	01	NONE	Effective Year Built	1991	
Bedrooms	4		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	148,500	
FBM Sqft			Dep % Ovr		
FBM Quality			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	64	7.48	1970	50	0.00	FR	A	1.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	888		28.75	25,531	
FFL	1ST FLOOR	888	888		143.43	127,366	
HST	HALF STORY	408	816		71.72	58,519	
OPF	OPEN PORCH	0	48		14.94	717	
Ttl Gross Liv / Lease Area		1,296	2,640			212,133	

