

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
WADDEN SHEILA K MAGALHAES ANTONIO P 9 LESTER ST EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	139000		139,000																		
												RES LAND		101	102900		102,900																		
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	12400		12,400																		
				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#																											
GIS ID F_380587_2852820												Total		254,300		254,300																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
WADDEN SHEILA K				05591 0150		04-06-1984		U		I		56,450				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed											
																2022	101	122,600	2021	101	117,500	2020	101	111,100											
																	101	93,500		101	86,600		101	86,600											
																	101	12,400		101	12,400		101	12,400											
		Total										228,500		Total		216,500		Total		210,100															
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				0.00																															
ASSESSING NEIGHBORHOOD																																			
Nbhd		Nbhd Name						Tracing			Batch																								
0001								101			MA																								
NOTES																																			
																APPRAISED VALUE SUMMARY																			
																Appraised BLDG. Value (Card)										139,000									
																Appraised Xf (B) Value (Bldg)										0									
																Appraised Ob (B) Value (Bldg)										12,400									
																Appraised Land Value (Bldg)										102,900									
Special Land Value																0																			
Total Appraised Parcel Value																254,300																			
Valuation Method																C																			
Adjustment																																			
Net Total Appraised Parcel Value																254,300																			
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													
201601850 256		06-04-2016		3	GARAGE		22,000		06-19-2018		0				720 SF TWO CAR R		06-19-2018			333	15	PERMIT VISIT													
		12-09-1997		7	REMODEL		29,000										03-21-2017			317	15	PERMIT VISIT													
																01-20-2017			119	2	MEASURED														
																04-06-2004			317	14	INSPECTED														
																03-24-2004			250	22	MAILER SENT														
																10-25-2003			274	2	MEASURED														
																03-24-1999			200	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				14,887	SF	6.91	1.000	5	LAND	1.00	MA	1.00				0		1.000	6.91	102,900											
Total Card Land Units								0.34	AC	Parcel Total Land Area: 0.34								Total Land Value								102,900									

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	1.75	1 3/4 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2	1	WOOD SHING	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		86.29
Interior Floor 1	2	SOFTWOOD	RCN		243,797
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1913
Heat Type	5	STEAM	Effective Year Built		1978
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	1		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		57
Extra Kitchens	0		RCNLD		139,000
Extra Kitchen St			Dep % Ovr		
FBM Sqft	247		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	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	720	28.18	1913	50	0.00	FR	A	1.00	10,100
08	POOLA-O			L	32	69.00	2003	70	0.00	GD	A	1.00	1,500
22	WOOD DK			L	144	9.20	2003	60	0.00	AV	A	1.00	800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,247		19.23	23,975	
FFL	1ST FLOOR	1,247	1,247		96.29	120,069	
OSP	SCRN PORCH	0	240		14.44	3,466	
TQS	3/4 STORY	920	1,226		72.25	88,583	
WDK	WOOD DECK	0	400		19.26	7,703	
Ttl Gross Liv / Lease Area		2,167	4,360			243,797	

