

State Use 101
Print Date 12/12/2022 5:06:49 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																								
WILSON DANIEL J 10 KELSEY ST EAST LONGMEADOW MA 01028 GIS ID F_375515_2854497												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	122200		122,200																			
												RES LAND		101	78600		78,600																			
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1500		1,500																			
				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		202,300		202,300																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																				
WILSON DANIEL J OSTRANDER DIANNE TOWER-HALE HELEN B CRAWFORD				23636	0545	01-08-2021	Q	I			216,099	00	Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed														
				07572	0511	10-22-1990	U	I			116,000	1	2022		101	135,500	2021	101	96,500	2020	101	91,400														
				06762	0278	02-24-1988	U	I			97,500		101	71,300	101	66,200	101	66,200																		
				05828	0440	06-07-1985	U	I			100		101	1,500	101	1,500	101	1,500																		
						Total		0.00								Total		208,300		Total		164,200		Total		159,100										
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																								
Year	Code	Description			Amount		Code	Description			YEAR													Amount		Comm Int										
ASSESSING NEIGHBORHOOD																																				
Nbhd			Nbhd Name						Tracing			Batch																								
0001									101			MF																								
NOTES																																				
PARCEL A																		Appraised BLDG. Value (Card)												122,200						
																		Appraised Xf (B) Value (Bldg)												0						
																		Appraised Ob (B) Value (Bldg)												1,500						
																		Appraised Land Value (Bldg)												78,600						
																		Special Land Value												0						
																		Total Appraised Parcel Value												202,300						
																		Valuation Method												C						
																		Adjustment																		
																		Net Total Appraised Parcel Value												202,300						
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								
246		11-01-1990		MN		Manual Note										WOOD STOV		03-21-2018						333		2		MEASURED								
																		05-07-2004						318		14		INSPECTED								
																		04-12-2004						250		22		MAILER SENT								
																		04-09-2004						311		2		MEASURED								
																		01-07-1991						107		15		PERMIT VISIT								
																		07-31-1990						131		2		MEASURED								
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				15,750	SF	6.56	0.760	3	LAND	1.00	MF	1.00				0			1.000	4.99	78,600											
Total Card Land Units																		0.36		AC	Parcel Total Land Area: 0.36				Total Land Value										78,600	

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style	06		COLONIAL				Basement Floor	12	CONCRETE				
Model	01		RESIDENTIAL				Bsmt Garage						
Grade	C+		AVG. (+)				#Heat Sys	1.00					
Stories	1.75		1 3/4 STORIES				Units	1					
Foundation	2		CONC BLOCK				MIXED USE						
Exterior Wall 1	3		ALUMINUM				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	1		DRYWALL				Adj Base Rate			127.65			
Interior Floor 1	2		SOFTWOOD				RCN			214,396			
Interior Floor 2	4		CARPET				Net Other Adj						
Heat Fuel	1		OIL				Year Built			1900			
Heat Type	1		FORCED H/A				Effective Year Built			1978			
AC Type	01		NONE				Depreciation Code			AV			
Bedrooms	2						Remodel Rating						
Full Baths	1						Year Remodeled						
Half Baths	1						Depreciation %			43			
Extra Fixtures	0						Functional Obsol						
Total Rooms	5						External Obsol						
Bath Style	G		GOOD				Cost Trend Factor			1			
Half Bath Style	A		AVERAGE				Condition						
Kitchens	1						% Complete						
Kitchen Style	G		GOOD				Overall % Condition			57			
Extra Kitchens	0						RCNLD			122,200			
Extra Kitchen St							Dep % Ovr						
FBM Sqft							Dep Ovr Comment						
FBM Quality							Misc Imp Ovr						
Fireplaces	0						Misc Imp Ovr Comment						
WS Flues	1						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
01	SHED/MTL			L	60	5.18	1960	50	0.00	FR	A	1.00	200
02	SHED/FR			L	56	7.48	1960	30	0.00	PR	A	1.00	100
07	POOL A-C	OB	Outbuildi	L	18	69.00	1998	60	0.00	AV	A	1.00	700
22	WOOD DK			L	84	9.20	1998	60	0.00	AV	A	1.00	500
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
BMT	BASEMENT					0	462		31.48	14,546			
FFL	1ST FLOOR					761	761		158.11	120,321			
GAR	GARAGE					0	322		63.34	20,396			
OFP	OPEN PORCH					0	122		15.55	1,897			
PAT	PATIO					0	300		7.91	2,372			
TQS	3/4 STORY					347	462		118.75	54,864			
Ttl Gross Liv / Lease Area						1,108	2,429			214,396			

