

State Use 101
Print Date 12/12/2022 5:54:55 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW									
WANDS JOHN J JR WANDS JENNIFER L 33 ALBANO DR EAST LONGMEADOW MA 01028 GIS ID F_384394_2856764 Mailed				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code	Appraised		Assessed												
												RESIDNTL.		101	135200		135,200												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	76500		76,500												
												RESIDNTL.		101	12000		12,000												
				SUPPLEMENTAL DATA																									
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		223,700		223,700											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																
WANDS JOHN J JR HIGGINS LESLIE A + VIGLIANO JOHN A +				09669 0585		10-31-1996		U	I	94,900			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
				08024 0293		04-24-1992		U	I	110,000			2022	101	121,300	2021	101	116,200	2020	101	110,000								
				03340 0086		05-29-1968		U	I	0				101	69,500		101	64,400		101	64,400								
														101	12,000		101	12,000		101	12,000								
				Total									Total		202,800		Total		192,600		Total		186,400						
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														APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 135,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 12,000 Appraised Land Value (Bldg) 76,500 Special Land Value 0 Total Appraised Parcel Value 223,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 223,700															
Nbhd		Nbhd Name					Tracing		Batch																				
0001							101		MF																				
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						
7		01-19-1999		20	WOOD STOVE		30									12-11-2015 08-30-2003 11-05-1999 02-19-1992 01-12-1981					317 274 247 170 500	2 3 15 3 3	MEASURED MEAS+INSPCTD PERMIT VISIT MEAS+INSPCTD 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		RA				10,000 SF		10.07	0.760	3	LAND	1.00	MF	1.00			0			1.000	7.65	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	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	7	BRICK	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	134.21	
Interior Floor 2			RCN	193,134	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1950	
AC Type	01	NONE	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	30	
Total Rooms	5		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	135,200	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	1		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
03	GARAGE	OB	Outbuildi	L	624	28.18	1960	60	0.00	AV	A	1.00	10,600
02	SHED/FR			L	96	7.48	2002	60	0.00	AV	A	1.00	400
19	PATIO			L	72	5.75	2002	70	0.00	GD	G	1.25	400
19	PATIO			L	120	5.75	2002	70	0.00	GD	G	1.25	600

BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value							
BMT	BASEMENT	0	650		29.87	19,418							
FFL	1ST FLOOR	750	750		149.37	112,027							
HST	HALF STORY	375	750		74.68	56,013							
OFP	OPEN PORCH	0	16		18.67	299							
WDK	WOOD DECK	0	180		29.87	5,377							

Ttl Gross Liv / Lease Area		1,125	2,346			193,134
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