

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																														
PORCELLI SANDRA L U 11 LINWOOD DR WILBRAHAM MA 01095												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	180800		180,800																									
												RES LAND		101	93800		93,800																									
				DRAINAGE				VIEW		COMMUNITY																																
				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_382178_2854628												Total		274,600		274,600																										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																										
PORCELLI SANDRA L U ULICH JOHN D				23252 02486		0403 0142		06-09-2020 08-03-1956		U U		I I		100 0		1A		Year		Code	Assessed		Year		Code	Assessed																
																		2022		101 101	162,600 85,300		2021		101 101	155,900 79,000																
																				Total		247,900		Total		234,900		Total														
																										199,300																
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 BLDG. Value (Card)								180,800																		
																Appraised Xf (B) Value (Bldg)								0																		
																Appraised Ob (B) Value (Bldg)								0																		
																Appraised Land Value (Bldg)								93,800																		
																Special Land Value								0																		
																Total Appraised Parcel Value								274,600																		
																Valuation Method								C																		
																Adjustment																										
																Net Total Appraised Parcel Value								274,600																		
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														
201902962		10-01-2019		9		ALTERATION		25,881		07-06-2020		100		07-06-2020		REPLACE SOLARIU		07-06-2020						334		15		PERMIT VISIT														
201902851		09-11-2019		21		SIDING		22,530		07-06-2020		100		07-06-2020		NEW VINYL SIDING		10-16-2015						317		2		MEASURED														
																		08-21-2003						274		3		MEAS+INSPCTD														
																		06-10-1992						131		14		INSPECTED														
																		06-08-1992						131		1		LEFT NOTICE														
																		12-16-1980						500		3		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				18,000	SF	5.79		1.000	5	LAND	1.00	MA	1.00				0	TRF2	0.9	1.000	5.21	93,800																
																		Total Card Land Units										0.41	AC	Parcel Total Land Area: 0.41				Total Land Value								93,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	2	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		
Roof Cover	1	ASPHALT SH	0		
Interior Wall 1	2	PLASTER	0		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	113.64	
Interior Floor 2			RCN	258,357	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1951	
AC Type	01	NONE	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	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	180,800	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,436		25.65	36,835	
FFL	1ST FLOOR	1,686	1,686		128.34	216,388	
WDK	WOOD DECK	0	200		25.67	5,134	
Ttl Gross Liv / Lease Area		1,686	3,322			258,357	

