

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																								
WENC EDWARD P WENC BARBARA J 41 ALBANO DR EAST LONGMEADOW MA 01028 GIS ID F_384590_2856776										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																			
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	75400				75,400																	
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	76600				76,600																	
				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		152,000		152,000																				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																							
WENC EDWARD P WENC				06176	0309	08-01-1986	U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																
				03035	0574	06-17-1964	U	I	0		2022	101	68,000	2021	101	65,100	2020	101	61,700																	
											101	69,600	101	64,400	101	64,400																				
				Total								Total		137,600		Total		129,500		Total		126,100														
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			MF																												
NOTES																																				
																Appraised BLDG. Value (Card)						75,400														
																Appraised Xf (B) Value (Bldg)						0														
																Appraised Ob (B) Value (Bldg)						0														
																Appraised Land Value (Bldg)						76,600														
																Special Land Value						0														
																Total Appraised Parcel Value						152,000														
																Valuation Method						C														
																Adjustment																				
																Net Total Appraised Parcel Value						152,000														
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												
201401909		06-11-2014		12	REROOF		6,000		03-27-2015		100		03-27-2015				03-27-2015					317	15	PERMIT VISIT												
																	04-11-2011					317	2	MEASURED												
																	10-03-2002					274	14	INSPECTED												
																	09-18-2002					250	22	MAILER SENT												
																	09-17-2002					274	2	MEASURED												
																	02-19-1992					170	3	MEAS+INSPCTD												
																	01-16-1981					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				10,021 SF		10.05	0.760	3	LAND	1.00	MF	1.00			0			1.000	7.64		76,600											
Total Card Land Units																0.23		AC	Parcel Total Land Area:				0.23		Total Land Value										76,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C-	AVG. (-)	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	4	FLAT		100	
Roof Cover	4	TAR+GRAVEL		0	
Interior Wall 1	8	PLYWD PANL		0	
Interior Wall 2	2	PLASTER	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	143.15	
Interior Floor 2	4	CARPET	RCN	163,825	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1953	
AC Type	01	NONE	Effective Year Built	1967	
Bedrooms	3		Depreciation Code	FR	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	54	
Total Rooms	5		Functional Obsol		
Bath Style	F	FAIR	External Obsol		
Half Bath Style	F	FAIR	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	F	FAIR	% Complete		
Extra Kitchens	0		Overall % Condition	46	
Extra Kitchen St			RCNLD	75,400	
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
02	SHED/FR			L	28	7.48	1965	30	0.00	PR	P	0.75	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	336		29.17	9,800	
CPT	CARPORT	0	288		14.73	4,242	
FFL	1ST FLOOR	1,024	1,024		146.27	149,783	
Ttl Gross Liv / Lease Area		1,024	1,648			163,825	

