

State Use 101
Print Date 12/12/2022 9:03:49 P

CURRENT OWNER							TOPO TYPE			UTILITY		STREET		LOCATION		CURRENT ASSESSMENT											
GABOR JUSTIN P WILSON 139 MELWOOD AV EAST LONGMEADOW MA 01028 GIS ID F_376927_2850687															Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW					
							TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	141600		141,600							
															RES LAND		101	97800		97,800							
							DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	700		700							
							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							240,100							240,100													
RECORD OF OWNERSHIP							BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)											
GABOR JUSTIN P WILSON TRABUCCO EVERLY L TRABUCCO							23172 0165		04-17-2020		Q	I	235,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
							06751 0307		02-09-1988		U	I	1		1A	2022	101	127,700	2021	101	122,300	2020	101	115,900			
							04714 0279		01-05-1979		U	I	0				101	88,900		101	82,200		101	82,200			
																	101	700		101	700		101	700			
															Total	217,300		Total		205,200		Total		198,800			
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 BLDG. Value (Card) 141,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 700 Appraised Land Value (Bldg) 97,800 Special Land Value 0 Total Appraised Parcel Value 240,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 240,100										
Nbhd			Nbhd Name								Tracing			Batch													
0001											101			MA													
NOTES																	BC CONFIRMS BP202202928 COMP 11/28/22										
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			
202202928		10-20-2022		12	REROOF		12,600				0			10X14 PREBUILT 1 NVC INCLUDES 4			08-07-2019					334	2	MEASURED			
75		04-07-2011		10	SHED		3,465										03-02-2012					317	15	PERMIT VISIT			
11		01-12-2010		25	WINDOWS		10,220										12-02-2010					317	15	PERMIT VISIT			
																	03-30-2004					311	3	MEAS+INSPECTD			
																	04-01-1992					107	22	MAILER SENT			
																	09-11-1990					131	2	MEASURED			
														04-28-1980					500	3	MEAS+INSPECTD						
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		RB				15,063 SF		6.83	1.000	5	LAND	0.95	MA	1.00	BCOR		0			1.000	6.49	97,800			
Total Card Land Units								0.35 AC		Parcel Total Land Area: 0.35								Total Land Value								97,800	

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	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	3	GAMBREL		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	116.16	
Interior Floor 2	3	HARDWOOD	RCN	224,824	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1968	
AC Type	03	FULL	Effective Year Built	1984	
Bedrooms	2		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	37	
Total Rooms	4		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	63	
Extra Kitchen St			RCNLD	141,600	
FBM Sqft	192		Dep % Ovr		
FBM Quality	1		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	140	7.48	2011	70	0.00	GD	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	960		26.02	24,980	
FFL	1ST FLOOR	960	960		130.11	124,902	
UFL	UNFIN UPPR FLOOR	0	960		78.06	74,941	
Ttl Gross Liv / Lease Area		960	2,880			224,824	

