

Property Location

12 CROSS MEADOW RD

Map ID

61/ 52/ 42/ /

Bldg Name

State Use

101

Vision ID

4748

Account #

4821

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 10:44:11

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
WOYAN RIKA 12 CROSS MEADOW RD EAST LONGMEADOW MA 01028 GIS ID F_389387_2852353		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	363900	363,900												
						RES LAND	101	134100	134,100												
						RESIDNTL.	101	19600	19,600												
		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#															
						Total				517,600	517,600										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
WOYAN RIKA HURD WALLACE A IV KRAVITZ STEVEN NEIL		24696	0026	08-25-2022	Q	I	565,000	00	Year	Code	Assessed	Year	Code	Assessed							
		22094	0140	03-15-2018	Q	I	435,000	00	2022	101	328,300	2021	101	315,700							
		05304	0173	09-02-1982	U	I	0			101	120,900		101	112,000							
									101	18,000		101	18,000								
		Total						467,200		Total		445,700		Total	434,200						
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount								Comm Int						
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 363,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 19,600 Appraised Land Value (Bldg) 134,100 Special Land Value 0 Total Appraised Parcel Value 517,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 517,600												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing			Batch														
0001				101			NG														
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							
202200932	03-21-2022	91	INSULATION	3,364		0			06-26-2018			333	3	MEAS+INSPCTD							
36	03-01-1988	MN	Manual Note	3,000				ADDITION	04-18-2008			317	2	MEASURED							
279	01-01-1985	MN	Manual Note					POOL	07-31-2001			247	2	MEASURED							
39	01-01-1984	MN	Manual Note					DWELLING	07-31-2001			247	4	INFO AT DOOR							
									03-05-1992			170	3	MEAS+INSPCTD							
									12-12-1988			107	15	PERMIT VISIT							
									04-05-1985			500	15	PERMIT VISIT							
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				25,503 SF	4.21	1.250	8	LAND	1.00	NG	1.00			0		1.000	5.26	134,100
Total Card Land Units							0.59	AC	Parcel Total Land Area: 0.59							Total Land Value					134,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	
Roof Structure	1	GABLE		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	100.70	
Interior Floor 2	3	HARDWOOD	RCN	460,690	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1984	
AC Type	03	FULL	Effective Year Built	2000	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %	21	
Total Rooms	6		Functional Obsol		
Bath Style	V	VERY GOOD	External Obsol		
Half Bath Style	V	VERY GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	V	V GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	79	
Extra Kitchen St			RCNLD	363,900	
FBM Sqft	1110		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		Misc Imp Ovr Comment		
Central Vac	1	YES	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
11	POOL I-V	OB	Outbuildi	L	648	29.00	1985	70	0.00	GD	A	1.00	13,200
24	POOL HSE			L	168	40.25	1986	70	0.00	GD	G	1.25	5,900
02	SHED/FR			L	96	7.48	1996	70	0.00	GD	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,480		29.78	44,074	
FFL	1ST FLOOR	1,480	1,480		148.90	220,369	
GAR	GARAGE	0	672		59.60	40,054	
OFP	OPEN PORCH	0	48		15.51	744	
OSP	SCRN PORCH	0	144		22.75	3,276	
TQS	3/4 STORY	966	1,288		111.67	143,835	
WDK	WOOD DECK	0	280		29.78	8,338	
Ttl Gross Liv / Lease Area		2,446	5,392			460,690	

