

Property Location

9 WELLINGTON DR

Map ID

89/ 44/ 26A/ /

Bldg Name

State Use

101

Vision ID

5961

Account #

6043

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 10:39:27

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
AHMED MARK A AHMED JANICE C 9 WELLINGTON DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	377600	377,600												
						RES LAND	101	137900	137,900												
						RESIDNTL.	101	13800	13,800												
		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_393336_2849216						Total				529,300	529,300										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
AHMED MARK A PWB+ T INC PECK ARNOLD CJBUILDERS DEMERS		07657	0133	03-18-1991	U	V	70,000	1L 1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		07595	0064	11-28-1990	U	I	1		2022	101	343,200	2021	101	328,600	2020	101	318,700				
		06792	0223	03-31-1988	U	I	2,890,000		101	140,200	101	129,900	101	129,900							
		06298	0122	11-21-1986	U	I	1		101	13,800	101	13,800	101	13,800							
		00000	0000		U	0		Total	497,200		Total	472,300		Total	462,400						
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																					
Nbhd		Nbhd Name		Tracing		Batch															
0001				101		NV															
NOTES																					
SUB DIV 575 +717																					
Appraised BLDG. Value (Card) 377,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 13,800 Appraised Land Value (Bldg) 137,900 Special Land Value 0 Total Appraised Parcel Value 529,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 529,300																					
BUILDING PERMIT RECORD																					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result							
201803270	12-06-2018	91	INSULATION	3,400		0		CNSTCT RF O/DCK; DWLG	06-26-2018			333	3	MEAS+INSPCTD							
43	03-19-2001	9	ALTERATION	5,000					02-08-2008			317	3	MEAS+INSPCTD							
293	10-20-2000	11	POOL	16,000					07-12-2005			274	11	ENTRY DENIED							
167	08-01-1991	MN	Manual Note	200,000					07-12-2005			274	2	MEASURED							
									03-07-2002			274	15	PERMIT VISIT							
									01-25-2001			247	15	PERMIT VISIT							
									11-30-1999			247	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				32,231 SF	3.42	1.250	9	LAND	1.00	NV	1.00			0		1.000	4.28	137,900
Total Card Land Units							0.74	AC	Parcel Total Land Area: 0.74							Total Land Value					137,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		89.15
Interior Floor 1	4	CARPET	RCN		460,473
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1991
Heat Type	1	FORCED H/A	Effective Year Built		2003
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		18
Extra Fixtures	1		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		82
Extra Kitchens	0		RCNLD		377,600
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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	2000	70	0.00	GD	A	1.00	13,200
02	SHED/FR			L	112	7.48	2001	70	0.00	GD	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,718		24.16	41,499	
EFB	ENCL PORCH	0	327		60.50	19,785	
FFL	1ST FLOOR	1,750	1,750		120.64	211,115	
GAR	GARAGE	0	632		48.29	30,521	
OFF	OPEN PORCH	0	64		11.31	724	
OSP	SCRN PORCH	0	285		18.20	5,187	
SFL	2ND FLOOR	1,248	1,248		120.64	150,555	
WDK	WOOD DECK	0	44		24.68	1,086	
Ttl Gross Liv / Lease Area		2,998	6,068			460,473	

