

Property Location

41 WELLINGTON DR

Map ID

89/ 47/ 23/ /

Bldg Name

State Use

101

Vision ID

5964

Account #

6046

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 10:39:54

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
KLEPACKI THOMAS MICHAEL KLEPACKI DONNA MARIE 41 WELLINGTON DR EAST LONGMEADOW MA 01028 GIS ID F_393278_2848710		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																							
										RESIDNTL.		101		395100		395,100																							
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		146700		146,700																							
		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								541,800		541,800																			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
KLEPACKI THOMAS MICHAEL NOEL THOMAS E + ANGELYN M TORCIA RICHARD J MCMAHON FAMILY NOM TRUST MCMAHON GARY S +		09823 0318		04-11-1997		U I		I		319,000		1A		Year		Code		Assessed		Year		Code		Assessed															
		09070 0310		02-28-1995		U V		V		81,000				2022		101		355,600		2021		101		341,000															
		09070 0309		02-28-1995		U V		V		87,000						101		149,100				101		138,700															
		08631 0057		11-12-1993		U I		I		1																													
		07756 0571		07-18-1991		U V		V		92,000				Total				504,700		Total				479,700															
														Total						Total				465,900															
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																																							
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											
201701257		04-21-2017		12		REROOF		24,475		11-30-2017		100		11-30-2017		DWELLING		11-30-2017						400		15		PERMIT VISIT											
201401579		05-13-2014		91		INSULATION		2,000				0						07-16-2005						274		14		INSPECTED											
40		03-01-1995		MN		Manual Note		225,000										07-12-2005						274		2		MEASURED											
																		02-07-2000						247		14		INSPECTED											
																		11-30-1999						247		2		MEASURED											
																		07-21-1998						232		3		MEAS+INSPCTD											
																		04-06-1996						107		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								40,000 SF		2.84		1.250		9		LAND		1.00		NV		1.00				0		1.000		3.55		142,000	
1		101		ONE FAM		RA								0.670 AC		7,000.00		1.000		0				1.00		NV		1.00				0		1.000		7,000		4,700	
Total Card Land Units														1.59		AC		Parcel Total Land Area:				1.59		Total Land Value										146,700					

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	100.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	7	BRICK	Code	Description	
Exterior Wall 2	4	VINYL	101	ONE FAM	
Roof Structure	2	HIP		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	99.71	
Interior Floor 2	3	HARDWOOD	RCN	464,830	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1995	
AC Type	03	FULL	Effective Year Built	2006	
Bedrooms	4		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	3		Depreciation %	15	
Total Rooms	8		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	85	
Extra Kitchen St			RCNLD	395,100	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,374		28.87	39,661	
CFL	CATHEDRAL CE	462	462		148.59	68,650	
FFL	1ST FLOOR	920	920		144.22	132,685	
GAR	GARAGE	0	506		57.58	29,133	
SFL	2ND FLOOR	912	912		144.22	131,531	
TQS	3/4 STORY	380	506		108.31	54,805	
WDK	WOOD DECK	0	288		29.04	8,365	
Ttl Gross Liv / Lease Area		2,674	4,968			464,830	

