

Property Location

48 WELLINGTON DR

Map ID

89/ 49/ 21/ /

Bldg Name

State Use

101

Vision ID

5966

Account #

6048

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 10:40:14

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
WILLIAMS THOMAS C WILLIAMS NANCY 48 WELLINGTON DR EAST LONGMEADOW MA 01028 GIS ID F_392914_2848743		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDENTL.	101	432400	432,400												
						RES LAND	101	142900	142,900												
		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		575,300	575,300												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
WILLIAMS THOMAS C WILLIAMS NANCY P W B + T INC PECK ARNOLD CJBUILDERS		08427	0382	05-25-1993	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed							
		08044	0414	05-12-1992	U	V	90,000		2022	101	391,200	2021	101	375,400							
		07595	0064	11-28-1990	U	I	1	1L		101	145,300		101	134,900							
		06792	0223	03-31-1988	U	I	2,890,000	1													
		06298	0122	11-21-1986	U	I	1		Total		536,500	Total		510,300							
								Total		536,500	Total		510,300	Total	499,900						
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount								Comm Int						
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 432,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 142,900 Special Land Value 0 Total Appraised Parcel Value 575,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 575,300												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing		Batch															
0001				101		NV															
NOTES																					
SUB DIV #575 + 702																					
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							
136	06-01-1995	MN	Manual Note	20,000				GARAGE-PERMIT V DWELLING	06-26-2018			333	2	MEASURED							
145	06-01-1992	MN	Manual Note	100,000					07-12-2005			274	2	MEASURED							
									07-12-2005			274	2	MEASURED							
									12-01-1999			247	3	MEAS+INSPCTD							
									01-02-1997			200	15	PERMIT VISIT							
									03-04-1996			107	15	PERMIT VISIT							
									02-09-1993			131	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				0.130 AC	7,000.00	1.000	0		1.00	NV	1.00			0		1.000	7,000	900
Total Card Land Units							1.05 AC	Parcel Total Land Area:				1.05	Total Land Value							142,900	

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	8	BRICK VENR	Code	Description	Percentage
Exterior Wall 2	4	VINYL	101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		84.62
Interior Floor 1	3	HARDWOOD	RCN		520,925
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1992
Heat Type	1	FORCED H/A	Effective Year Built		2004
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		17
Extra Fixtures	3		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		83
Extra Kitchens	0		RCNLD		432,400
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1469		Dep Ovr Comment		
FBM Quality	1		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

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,958		24.92	48,794
CFL	CATHEDRAL CE	36	36		127.93	4,606
FFL	1ST FLOOR	1,958	1,958		124.47	243,721
GAR	GARAGE	0	799		49.85	39,832
OPF	OPEN PORCH	0	358		12.52	4,481
PAT	PATIO	0	838		6.24	5,228
SFL	2ND FLOOR	1,386	1,386		124.47	172,521
WDK	WOOD DECK	0	72		24.20	1,743
Ttl Gross Liv / Lease Area		3,380	7,405			520,925

