

State Use 101
Print Date 12/12/2022 12:51:29

CURRENT OWNER						TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
WAJDA SCOTT M WAJDA DARLENE A 84 MELWOOD AV EAST LONGMEADOW MA 01028 GIS ID F_377507_2850223														Description	Code	Appraised		Assessed		1006 EAST LONGMEADOW							
						TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.	101	169400		169,400									
						DRAINAGE				VIEW		COMMUNITY		RES LAND	101	105100		105,100									
														RESIDENTL.	101	700		700									
						SUPPLEMENTAL DATA												Total		275,200		275,200					
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
WAJDA SCOTT M KOCHANOWSKI CYNTHIA P KOCHANOWSKI HALES				09500 0163		05-29-1996		U		I		128,500				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				06585 0488		08-07-1987		U		I		1		1A		2022	101	152,800	2021	101	146,500	2020	101	138,800			
				06035 0553		03-18-1986		U		I		1		1A			101	95,500		101	88,400		101	88,400			
				03221 0061		10-17-1966		U		I		0					101	700		101	700		101	700			
														Total		249,000		Total		235,600		Total		227,900			
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																		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value									
Nbhd			Nbhd Name								Tracing				Batch												
0001											101				MA												
NOTES																											
BC CONFIRMS BP202201426 COMP 11/29/22																											
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					
202201426		05-12-2022		62	SOLAR		13,000				0						06-03-2019			400	15	PERMIT VISIT					
201900495		02-14-2019		62	SOLAR		28,000		06-03-2019		100		04-23-2019		REAR		07-15-2016			317	16	FIELDREV CHG					
201501640		05-13-2015		4	ADDITION		45,000		04-29-2016		100		04-29-2016		16X14 REPLACE E		04-29-2016			317	15	PERMIT VISIT					
																	04-01-2004			250	22	MAILER SENT					
																	02-19-2004			311	2	MEASURED					
																	07-01-1991			131	3	MEAS+INSPCTD					
																	04-29-1980			500	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	RB				19,823	SF	5.30	1.000	5	LAND	1.00	MA	1.00			0		1.000	5.3	105,100					
Total Card Land Units										0.46	AC	Parcel Total Land Area: 0.46					Total Land Value										105,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			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	111.85	
Interior Floor 2	3	HARDWOOD	RCN	242,065	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1966	
AC Type	01	NONE	Effective Year Built	1991	
Bedrooms	2		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	169,400	
FBM Sqft	499		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
40	LEAN-TO			L	198	5.75	1996	60	0.00	AV	A	1.00	700
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2019	70	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,248		25.20	31,453	
FFL	1ST FLOOR	1,472	1,472		125.81	185,197	
GAR	GARAGE	0	484		50.43	24,408	
PAT	PATIO	0	168		5.99	1,007	
Ttl Gross Liv / Lease Area		1,472	3,372			242,065	

