

State Use 101
Print Date 12/12/2022 12:58:12

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
WAINWRIGHT SANDRA WAINWRIGHT JASON 18 BAYNE ST EAST LONGMEADOW MA 01028 GIS ID F_378582_2849425												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		150600		150,600																	
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		101200		101,200																	
												RESIDENTL.		101		5900		5,900																	
				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		257,700		257,700																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
WAINWRIGHT SANDRA GALLANO KENRIC D SCHNEIDER MALCOLM R, CARROLL,MARY P				23250		0098		06-08-2020		Q		I		235,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				18527		0539		11-01-2010		U		I		196,000				2022		101		134,900		2021		101		129,200		2020		101		122,300	
				13538		0427		09-02-2003		U		I		155,500						101		92,100				101		85,200		101		85,200			
				03067		0473		10-16-1964		U		I		0						101		5,900				101		5,900		101		5,900			
				Total		0.00										Total		232,900		Total		220,300		Total		213,400									
EXEMPTIONS						OTHER ASSESSMENTS														This signature acknowledges a visit by a Data Collector or Assessor															
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int																			
																		APPROAISED VALUE SUMMARY																	
																		Appraised BLDG. Value (Card)										150,600							
																		Appraised Xf (B) Value (Bldg)										0							
																		Appraised Ob (B) Value (Bldg)										5,900							
																		Appraised Land Value (Bldg)										101,200							
																		Special Land Value										0							
																		Total Appraised Parcel Value										257,700							
																		Valuation Method										C							
																		Adjustment																	
																		Net Total Appraised Parcel Value										257,700							
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							
																		07-08-2019				1		334		3		MEAS+INSPCTD							
																		02-25-2011						317		16		FIELDREV CHG							
																		06-30-2004						328		16		FIELDREV CHG							
																		03-31-2004						250		22		MAILER SENT							
																		11-25-2003						274		2		MEASURED							
																		07-19-1991						181		11		ENTRY DENIED							
																		05-29-1980						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		RC				11,275	SF	8.98	1.000	5	LAND	1.00	MA	1.00			0		1.000	8.98	101,200												
Total Card Land Units								0.26	AC	Parcel Total Land Area: 0.26								Total Land Value								101,200									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	Percentage
Exterior Wall 2			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	8	PLYWD PANL	Adj Base Rate		117.39
Interior Floor 1	3	HARDWOOD	RCN		238,972
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1954
Heat Type	1	FORCED H/A	Effective Year Built		1984
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		150,600
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	0	NO	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
03	GARAGE	OB	Outbuildi	L	308	28.18	1954	60	0.00	AV	A	1.00	5,200
08	POOLA-O			L	16	69.00	2015	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	912		26.10	23,806
EFP	ENCL PORCH	0	96		65.40	6,278
FFL	1ST FLOOR	912	912		130.80	119,290
OPF	OPEN PORCH	0	12		10.90	131
TQS	3/4 STORY	684	912		98.10	89,467
Ttl Gross Liv / Lease Area		1,596	2,844			238,972

