

State Use 101
Print Date 12/12/2022 1:32:05 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																													
MUNN TACIA 58 WOOD AV EAST LONGMEADOW MA 01028 GIS ID F_374318_2855488												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																					
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		163000		163,000																							
												RES LAND		101		75700		75,700																							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		6800		6,800																							
				SUPPLEMENTAL DATA																																					
				Alt Prcl ID				Received																																	
				SP Permit				NIA																																	
				Chapter Land				Field 8																																	
				OC Dates				Field 9																																	
				In+Ex FY				Field 10																																	
				Mailed				Assoc Pid#						Total		245,500		245,500																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
MUNN TACIA SAREEN PROPERTIES LLC KUHN GALE I VAN EGMOND TIMOTHY TR KUHN GAIL				24758 0003		10-07-2022		Q		I		306,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed									
				24466 0198		03-24-2022		Q		I		202,000		00		2022		101		93,700		2021		101		90,000		2020		101		85,300									
				23059 0398		01-24-2020		U		I		1		1A		101		68,800		101		63,700		101		63,700		101		6,800											
				22199 0590		06-01-2018		U		I		1		1A		101		6,800		101		6,800		101		6,800		101		6,800											
				07948 0096		02-24-1992		U		I		1		1A																											
				Total												Total		169,300		Total		160,500		Total		155,800															
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) 163,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 6,800 Appraised Land Value (Bldg) 75,700 Special Land Value 0 Total Appraised Parcel Value 245,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 245,500																							
Nbhd		Nbhd Name				Tracing		Batch																																	
0001						101		MF																																	
NOTES																																									
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													
																		07-01-2022						400		16		FIELDREV CHG													
																		03-14-2018						333		3		MEAS+INSPCTD													
																		10-19-2006						311		3		MEAS+INSPCTD													
																		10-02-2006						250		22		MAILER SENT													
																		04-15-2004						316		1		LEFT NOTICE													
																		06-13-1990						131		3		MEAS+INSPCTD													
																		05-06-1980						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								7,280		SF		13.68		0.760		3		LAND		1.00		MF		1.00				0		1.000		10.4		75,700	
														Total Card Land Units				0.17		AC		Parcel Total Land Area: 0.17																			
																								Total Land Value				75,700													

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	15	OLD STYLE	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	4	VINYL	Code	Description		Percentage
Exterior Wall 2			101	ONE FAM		100
Roof Structure	1	GABLE				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		98.11	
Interior Floor 1	3	HARDWOOD	RCN		196,398	
Interior Floor 2			Net Other Adj			
Heat Fuel	1	OIL	Year Built		1920	
Heat Type	5	STEAM	Effective Year Built		2004	
AC Type	01	NONE	Depreciation Code		VG	
Bedrooms	3		Remodel Rating		04	
Full Baths	2		Year Remodeled		2022	
Half Baths			Depreciation %		17	
Extra Fixtures	1		Functional Obsol			
Total Rooms	5		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		163,000	
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	380	28.18	1950	60	0.00	AV	A	1.00	6,400
02	SHED/FR			L	80	7.48	1950	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	744		23.22	17,275	
EFP	ENCL PORCH	0	318		57.97	18,434	
FFL	1ST FLOOR	826	826		115.94	95,764	
OPF	OPEN PORCH	0	18		12.88	232	
TQS	3/4 STORY	558	744		86.95	64,693	
Ttl Gross Liv / Lease Area		1,384	2,650			196,398	

