

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																				
CLLC LLC 56 SEVERN ST LONGMEADOW MA 01106												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	99400		99,400															
												RES LAND		101	83700		83,700															
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	5500		5,500															
				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#																								
GIS ID				F_374275_2855969								Total				188,600				188,600												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																
CLLC LLC WINHOLTZ SUSAN L, WINHOLTZ,SUSAN L STASZ FRANK J +, CLARK				19955		0286		08-02-2013		U		I		140,300		1T		Year		Code	Assessed		Year		Code	Assessed						
				17670		0164		03-02-2009		U		I		1		1A		2023		101	91,100		2022		101	80,200		2021		101	77,000	
				14010		0459		03-01-2004		U		I		1		1				101	76,000				101	69,100				101	64,000	
				06388		0070		02-12-1987		U		I		72,000						101	4,600					4,600					4,600	
				04678		0092		10-23-1978		U		I		0						Total		171,700		Total		153,900		Total		145,600		
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) 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																	
Total																																
ASSESSING NEIGHBORHOOD																																
Nbhd		Nbhd Name		Tracing				Batch				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																				
0001				101				MF																								
NOTES																																

Property Location 18 WOOD AV
Vision ID 1059

Account # 1089

Map ID 1A/ 97/ 3/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11/13/2023 6:51:59 P

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	1.50	1 1/2 STORIES	Units	2	
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		106.66
Interior Floor 1	3	HARDWOOD	RCN		191,150
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1930
Heat Type	3	FORCED H/W	Effective Year Built		1978
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	1		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	1		Functional Obsol		
Total Rooms	3		External Obsol		5
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		52
Extra Kitchens	0		RCNLD		99,400
Extra Kitchen St			Dep % Ovr		
FBM Sqft	231		Dep Ovr Comment		
FBM Quality	1		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	315	32.00	1940	50	0.00	FR	F	0.90	4,500
22	WOOD DK			L	110	15.00	1980	60	0.00	AV	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	925		24.18	22,367
EFB	ENCL PORCH	0	184		60.45	11,123
FFL	1ST FLOOR	1,015	1,015		120.90	122,718
OPF	OPEN PORCH	0	63		11.51	725
PAT	PATIO	0	90		6.72	605
UHS	UNFIN HALF STORY	0	925		36.34	33,611
Ttl Gross Liv / Lease Area		1,015	3,202			191,150

