

Property Location 120 WOOD AV

Vision ID 1186

Account # 1216

Map ID 2/ 87/ 25/ /

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

State Use 101

Print Date 11/13/2023 7:12:12 P

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
LECLAIR RAYMOND A LECLAIR NANCY E 120 WOOD AVENUE EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed												
										RESIDNTL.	101	97000	97,000												
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	83800	83,800												
										RESIDNTL.	101	4800	4,800												
		SUPPLEMENTAL DATA								Total				185,600		185,600									
GIS ID F_374422_2854683		Mailed		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY		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)											
LECLAIR RAYMOND A LECLAIR RAYMOND A, LECLAIR LEONARD +		10793 0334		06-03-1999		U I				100		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
		08537 0111		08-25-1993		U I				1		1A		2023	101	88,700	2022	101	78,800	2021	101	75,300			
		04554 0394		02-23-1978		U I				0					101	76,100		101	69,100		101	64,100			
															101	4,300		101	4,300		101	4,300			
														Total		169,100		Total		152,200		Total		143,700	
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																							
ASSESSING NEIGHBORHOOD														APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name		Tracing		Batch										Appraised BLDG. Value (Card)				97,000					
0001				101		MF										Appraised Xf (B) Value (Bldg)				0					
																Appraised Ob (B) Value (Bldg)				4,800					
																Appraised Land Value (Bldg)				83,800					
																Special Land Value				0					
																Total Appraised Parcel Value				185,600					
																Valuation Method				C					
																Adjustment									
																Net Total Appraised Parcel Value				185,600					
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											
201502440 113	08-19-2015 05-15-2000	25 7	WINDOWS REMODEL	1,756 3,000	04-22-2016	100	04-22-2016	3 REPLACEMENT, RELOCATE BTHRM	04-22-2016 01-31-2014 07-05-2013 05-04-2004 04-16-2004 04-15-2004 01-15-2001	01		317 317 317 317 250 316 247	15 24 16 14 22 2 15	PERMIT VISIT ABATEMENT VI FIELDREV CHG INSPECTED MAILER SENT MEASURED 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	RC				8,600 SF	12.81	0.760	3	LAND	1.00	MF	1.00			0		1.000	9.74	83,800				
Total Card Land Units							0.20	AC	Parcel Total Land Area: 0.20							Total Land Value							83,800		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	19	RANCH	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage			
Grade	C-	AVG. (-)	#Heat Sys	1.00		
Stories	1.00	1 STORY	Units	1		
Foundation	3	MASONRY	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	1	DRYWALL	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		141.28	
Interior Floor 1	2	SOFTWOOD	RCN		186,510	
Interior Floor 2	4	CARPET	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1940	
Heat Type	3	FORCED H/W	Effective Year Built		1978	
AC Type	01	NONE	Depreciation Code		AV	
Bedrooms	2		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	0		Depreciation %		43	
Extra Fixtures	0		Functional Obsol		5	
Total Rooms	5		External Obsol			
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		97,000	
Extra Kitchen St			Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			Misc Imp Ovr			
Fireplaces	0		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	252	32.00	1950	60	0.00	AV	A	1.00	4,800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,048		27.87	29,207	
EFP	ENCL PORCH	0	156		69.54	10,848	
FFL	1ST FLOOR	1,048	1,048		139.08	145,759	
PAT	PATIO	0	104		6.69	695	
Ttl Gross Liv / Lease Area		1,048	2,356			186,510	

