

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
WELLHOFF ERIK M WELLHOFF JENNA E 22 FAIRVIEW ST EAST LONGMEADOW MA 01028 GIS ID F_379692_2853422												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	161900		161,900										
												RES LAND		101	110500		110,500										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	400		400										
				SUPPLEMENTAL DATA								Total		272,800		272,800											
				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)											
WELLHOFF ERIK M CIG4 LLC NICKERSON LORI L MANNING FRANCES LE +RICHARD +, MANNING FRANCES C				23102	0158	02-26-2020	Q	I			224,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
				22871	0207	09-25-2019	U	I			130,000	1L	2023	101	148,500	2022	101	134,000	2021	101	128,400						
				17919	0376	07-29-2009	U	I			200,000			101	100,400		101	91,300		101	84,600						
				07103	0521	02-24-1989	U	I			1	1A		101	200		101	200		101	200						
				02018	0092	11-03-1949	U	I			0		Total	249,100	Total	225,500	Total	213,200									
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																											
Nbhd		Nbhd Name						Tracing			Batch																
0001								101			MA																
NOTES																											
																		Appraised BLDG. Value (Card)								161,900	
																		Appraised Xf (B) Value (Bldg)								0	
																		Appraised Ob (B) Value (Bldg)								400	
																		Appraised Land Value (Bldg)								110,500	
																		Special Land Value								0	
																		Total Appraised Parcel Value								272,800	
																		Valuation Method								C	
																		Adjustment									
																		Net Total Appraised Parcel Value								272,800	
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			
202101348		04-15-2021		91	INSULATION		5,283		06-29-2021		0		01-15-2021		6 WINDOWS		06-29-2021					400	15	PERMIT VISIT			
202002940		11-09-2020		25	WINDOWS		3,380		06-01-2020		100		04-29-2020		6 WINDOWS		06-01-2020					400	15	PERMIT VISIT			
202001033		03-16-2020		25	WINDOWS		4,376		06-01-2020		100				6 WINDOWS		03-03-2020					400	15	PERMIT VISIT			
201903227		11-12-2019		12	REROOF		7,500		06-01-2020		0						04-18-2018					333	2	MEASURED			
284		12-02-1999		21	SIDING		8,000								SIDING/WINDOWS		02-10-2010					317	16	FIELDREV CHG			
																	11-06-2003					274	3	MEAS+INSPCTD			
																	01-19-2000					247	15	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				9,375	SF	11.79	1.000	5	LAND	1.00	MA	1.00				0		1.000	11.79	110,500			
Total Card Land Units								0.22	AC	Parcel Total Land Area: 0.22								Total Land Value								110,500	

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	1.50	1 1/2 STORIES	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	139.92	
Interior Floor 2	3	HARDWOOD	RCN	231,242	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1950	
AC Type	01	NONE	Effective Year Built	1991	
Bedrooms	4		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	161,900	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		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
02	SHED/FR			L	64	12.00	1970	50	0.00	FR	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	888		31.34	27,830	
FFL	1ST FLOOR	888	888		156.35	138,839	
HST	HALF STORY	408	816		78.18	63,791	
OPF	OPEN PORCH	0	48		16.29	782	
Ttl Gross Liv / Lease Area		1,296	2,640			231,242	

