

State Use 101
Print Date 11/13/2023 8:15:03 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
WHEELER RYAN F WHEELER MARIA V 10 LESTER ST EAST LONGMEADOW MA 01028 GIS ID F_380316_2852796				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code	Appraised		Assessed																								
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	201600		201,600																								
												RES LAND		101	113500		113,500																								
				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#		Total		315,100		315,100																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
WHEELER RYAN F CLARK STEVEN H CLARK STEVEN H LE CLARK STEVEN H CLARK STEVEN H ,				24983 0058		04-26-2023		Q		I		375,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																	
				24831 0026		12-07-2022		U		I		1		1A		2023	101	180,700	2022	101	163,100	2021	101	156,200																	
				21991 0466		12-18-2017		U		I		1		1A			101	103,200		101	93,800		101	86,900																	
				19221 0192		04-20-2012		U		I		100		1																											
				06136 0294		06-30-1986		U		I		98,600				Total		283,900		Total		256,900		Total		243,100															
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 Appraised BLDG. Value (Card) 201,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 113,500 Special Land Value 0 Total Appraised Parcel Value 315,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 315,100																									
Nbhd				Nbhd Name				Tracing				Batch																													
0001								101				MA																													
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	
																202203045		11-08-2022		12	REROOF		12,000		06-15-2023		100		06-15-2023		NVC		06-15-2023					425	15	PERMIT VISIT	
																202002679		09-30-2020		91	INSULATION		2,480				0						07-30-2019					334	2	MEASURED	
201202802		08-08-2012		7	REMODEL		18,051								2ND FL BATH		06-07-2013					317	3	MEAS+INSPCTD																	
																	05-29-2013					317	15	PERMIT VISIT																	
																	05-29-2013					317	15	PERMIT VISIT																	
																	04-26-2004					319	14	INSPECTED																	
																	03-24-2004					250	22	MAILER SENT																	
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				15,654	SF	7.25	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.25	113,500																			
Total Card Land Units							0.36	AC	Parcel Total Land Area: 0.36							Total Land Value							113,500																		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	0	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 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	Percentage		100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	2	SOFTWOOD	Adj Base Rate	123.89	
Interior Floor 2	4	CARPET	RCN	287,979	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1971	
AC Type	03	FULL	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating	03	
Half Baths	1		Year Remodeled		
Extra Fixtures	0		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	N	NONE	RCNLD	201,600	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	0		Misc Imp Ovr Comment		
Central Vac	1	YES	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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,032		27.64	28,521	
EPF	ENCL PORCH	0	216		69.23	14,953	
FFL	1ST FLOOR	1,032	1,032		138.45	142,882	
OPF	OPEN PORCH	0	32		12.98	415	
TQS	3/4 STORY	702	936		103.84	97,193	
UHS	UNFIN HALF STORY	0	96		41.82	4,015	
Ttl Gross Liv / Lease Area		1,734	3,344			287,979	

