

Property Location

26 WOODLAWN ST

Map ID

28/ 33A/ B/ I

Bldg Name

State Use

101

Vision ID

2106

Account #

2143

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/13/2023 10:08:23

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
GIBSON RACHEL HILLSON ANDREW 26 WOODLAWN ST EAST LONGMEADOW MA 01028 GIS ID F_382273_2848793		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	298900	298,900		
						RES LAND	101	120700	120,700		
						RESIDNTL.	101	900	900		
		DRAINAGE		VIEW	COMMUNITY						
		SUPPLEMENTAL DATA									
		Alt Prcl ID SP Permit Chapter Land OC Dates 3/23/2018 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#					
						Total		420,500	420,500		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
GIBSON RACHEL GORHAM PATRICK A MOLTENBRAY BUILDERS LLC CROKEN WILLIAM F CROKEN EDWARD D		23313	0525	07-16-2020	Q	I	340,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		22140	0433	04-20-2018	Q	I	329,900	00	2023	101	277,600	2022	101	250,700	2021	101	240,600
		21759	0599	07-11-2017	U	V	70,000	1		101	109,100		101	99,100		101	91,800
		20380	0015	08-07-2014	U	V	1	1A		101	500		101	500		101	500
		05001	0003	09-26-1980	U	I	0		Total		387,200	Total		350,300	Total		332,900

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			130		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
201702181	08-14-2017	2	DWELLING	170,000	03-05-2018	100	03-23-2018	1922SF W/GARAGE	03-05-2018 01-16-1981			333 500	14 14	INSPECTED INSPECTED

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				29,237 SF	4.13	1.000	5	LAND	1.00	MA	1.00			0		1.000	4.13	120,700		
							Total Card Land Units	0.67	AC	Parcel Total Land Area: 0.67												Total Land Value	120,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	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	3	HARDWOOD	Adj Base Rate	126.37	
Interior Floor 2	4	CARPET	RCN	308,126	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2017	
AC Type	03	FULL	Effective Year Built	2018	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	3	
Total Rooms	5		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			Overall % Condition	97	
Extra Kitchen St			RCNLD	298,900	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces			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	120	12.00	2017	60	0.00	AV	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	756		31.46	23,787	
FFL	1ST FLOOR	756	756		157.53	119,092	
GAR	GARAGE	0	228		62.87	14,335	
OPF	OPEN PORCH	0	24		13.13	315	
SFL	2ND FLOOR	936	936		157.53	147,447	
WDK	WOOD DECK	0	100		31.51	3,151	
Ttl Gross Liv / Lease Area		1,692	2,800			308,126	

