Property Location 6 WENDOVER LN | Map ID 28/ 35/ 18/ / | Bldg Name | State Use 101
Vision ID 2108 | Account # 2145 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/13/2023 10:08:40

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
MERCADO MARIANNE P				
	TOPO WET	EASEMENT	TRAFFIC	CORNER
6 WENDOVER LN				
	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

GIS ID F_382132_2848640

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	142100	142,100
RES LAND	101	110500	110,500
RESIDNTL.	101	400	400
Total		253,000	253,000

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
MERCADO MARIANNE P	14212	0417	05-25-2004	U	I	160,000	
COHAN,STEPHANIE L	BK10	0000	01-09-1998	U	I	98,500	
CIRCOSTA ALBERT + ANN,	08432	0138	05-27-1993	U	I	25,000	1J
CIRCOSTA SUSAN +	06805	0321	04-14-1988	U	I	1	1A
CIRCOSTA	04880	0077	12-14-1979	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2023	101	130,400	2022	101	117,800	2021	101	112,900
	101	100,500		101	91,400		101	84,600
	101	200		101	200		101	200
	Total	231,100		Total	209,400		Total	197,700

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MA

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	142,100
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	253,000
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	253,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201902845	09-11-2019	91	INSULATION	3,800		0		
308	09-05-2006	21	SIDING	6,955				NVC
272	01-01-1984	MN	Manual Note					ADDITION

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
03-19-2018			333	2	MEASURED
02-01-2007			311	15	PERMIT VISIT
03-18-2004			250	22	MAILER SENT
10-02-2003			274	2	MEASURED
03-30-1992			170	3	MEAS+INSPCTD
02-20-1985			500	1	LEFT NOTICE

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	RA				9,479	SF	11.66	1.000	5	LAND	1.00	MA	1.00			0			1.000	11.66	110,500
Total Card Land Units							0.22	AC	Parcel Total Land Area:			0.22										Total Land Value	110,500

Property Location 6 WENDOVER LN | Map ID 28/ 35/ 18/ / | Bldg Name | State Use 101
Vision ID 2108 | Account # 2145 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/13/2023 10:08:41

CONSTRUCTION DETAIL

Element	Cd	Description
Style	19	RANCH
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.00	1 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	2	PLASTER
Interior Wall 2		
Interior Floor 1	4	CARPET
Interior Floor 2	3	HARDWOOD
Heat Fuel	1	OIL
Heat Type	1	FORCED H/A
AC Type	01	NONE
Bedrooms	3	
Full Baths	1	
Half Baths	0	
Extra Fixtures	0	
Total Rooms	6	
Bath Style	A	AVERAGE
Half Bath Style		
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	336	
FBM Quality	3	
Fireplaces	1	
WS Flues	1	
Central Vac	0	NO
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

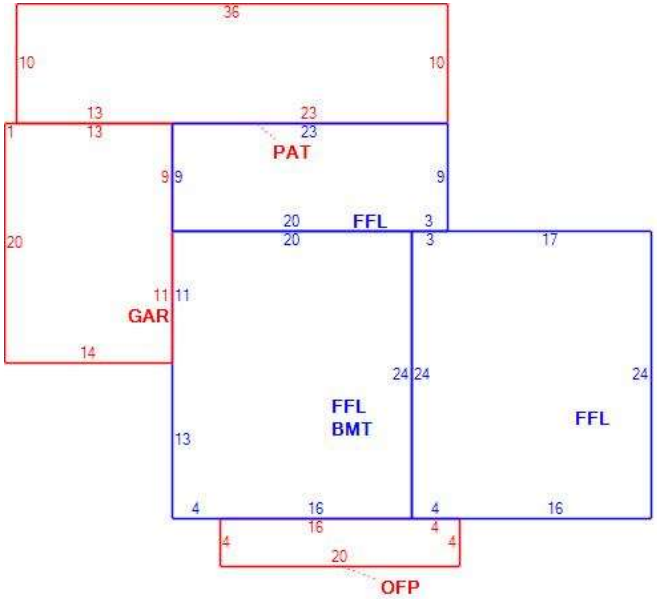
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	142.96
RCN	225,491
Net Other Adj	
Year Built	1952
Effective Year Built	1984
Depreciation Code	AG
Remodel Rating	
Year Remodeled	
Depreciation %	37
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	63
RCNLD	142,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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	1960	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	480		32.19	15,451
FFL	1ST FLOOR	1,167	1,167		160.95	187,829
GAR	GARAGE	0	280		64.38	18,026
OFP	OPEN PORCH	0	80		16.10	1,288
PAT	PATIO	0	360		8.05	2,897
	Ttl Gross Liv / Lease Area	1,167	2,367			225,491