

State Use 391
Print Date 11/13/2023 10:20:49

CURRENT OWNER						TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																													
WELLINGTON CSA HOLDINGS LLC 131 PRYNNWOOD RD LONGMEADOW MA 01106 GIS ID F_380765_2848479														Description	Code	Appraised		Assessed		1006 EAST LONGMEADOW																							
						TOPO WET		EASEMENT		TRAFFIC		CORNER		COMM LAND	391	8600		8,600																									
						DRAINAGE				VIEW		COMMUNITY																															
						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		8,600		8,600																											
RECORD OF OWNERSHIP						BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
WELLINGTON CSA HOLDINGS LLC T + K REALTY LLC VERATTI THOMAS E SR + KATHLEEN LOWMAN ELLEN P HEIRS + DEV OF						25160	0355	09-19-2023	U	V	235,000		1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																					
						24778	0303	10-25-2022	U	V	100		1V	2023	391	7,900	2022	391	7,500	2021	391	7,500																					
						20537	0539	12-17-2014	U	V	3,500		1T																														
						03203	0565	08-01-1966	U	I	0			Total		7,900		Total		7,500		Total		7,500																			
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) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value																							
Nbhd		Nbhd Name				Tracing				Batch																																	
0001						391				CA																																	
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	
																																				08-21-1980				500	14	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	391	POTENTL		COM				6,000	SF	13.09	1.100	C	LAND	0.10	CA	1.00				0			1.000	1.44	8,600																		
Total Card Land Units								0.14	AC	Parcel Total Land Area: 0.14								Total Land Value								8,600																	

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)																	
Element		Cd	Description				Element		Cd	Description														
Style		99	VACANT				Basement Floor																	
Model		00	VACANT				Bsmt Garage																	
Grade							#Heat Sys																	
Stories							Units																	
Foundation							MIXED USE																	
Exterior Wall 1							Code	Description				Percentage												
Exterior Wall 2							391	POTENTL				100												
Roof Structure												0												
Roof Cover												0												
Interior Wall 1							COST / MARKET VALUATION																	
Interior Wall 2							Adj Base Rate				AV				No Sketch									
Interior Floor 1							RCN																	
Interior Floor 2							Net Other Adj																	
Heat Fuel							Year Built																	
Heat Type							Effective Year Built																	
AC Type							Depreciation Code																	
Bedrooms							Remodel Rating																	
Full Baths							Year Remodeled																	
Half Baths							Depreciation %																	
Extra Fixtures							Functional Obsol																	
Total Rooms							External Obsol				1													
Bath Style							Cost Trend Factor																	
Half Bath Style							Condition																	
Kitchens							% Complete																	
Kitchen Style							Overall % Condition																	
Extra Kitchens							RCNLD																	
Extra Kitchen St							Dep % Ovr																	
FBM Sqft							Dep Ovr Comment																	
FBM Quality							Misc Imp Ovr																	
Fireplaces							Misc Imp Ovr Comment																	
WS Flues							Cost to Cure Ovr																	
Central Vac							Cost to Cure Ovr Comment																	
Frame																								
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														
Ttl Gross Liv / Lease Area						0	0																	