

State Use 101
Print Date 11/13/2023 10:59:50

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
WHEELOCK TYLER J WHEELOCK BRITTANY A 30 VREELAND AV EAST LONGMEADOW MA 01028 GIS ID F_376155_2855303												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		293900		293,900																			
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		82600		82,600																			
												RESIDNTL.		101		2000		2,000																			
				Alt Prcl ID SP Permit Chapter Land OC Dates 2/10/2014 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		378,500		378,500																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
WHEELOCK TYLER J SHEEHAN ROBERT F III NU WAY HOMES INC VERTERAMO PETER A ,				24412		0492		02-18-2022		Q		I		380,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed			
				20328		0229		06-26-2014		Q		I		260,900		00		2023		101		273,100		2022		101		249,200		2021		101		239,200			
				19772		0281		04-12-2013		U		I		45,000		1				101		75,100				101		68,300				101		63,200			
				03654		0296		12-24-1971		U		I		0						101		2,000				101		2,000									
				Total														Total		350,200		Total		319,500		Total		302,400									
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 BLDG. Value (Card) 293,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,000 Appraised Land Value (Bldg) 82,600 Special Land Value 0 Total Appraised Parcel Value 378,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 378,500																			
Nbhd				Nbhd Name				Tracing				Batch																									
0001								101				MF																									
NOTES																		FY14 LAND UPDATED FROM ACCESSORY LOT TO SITE.																			
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									
202001815		06-09-2020		11		POOL		8,000		07-01-2021		100		07-01-2021		12'X18' OVAL ABOVE		07-01-2021						334		15		PERMIT VISIT									
201402223		08-04-2014		54		FENCE		2,200		03-19-2015		100		03-19-2015		NVC		03-19-2015						317		15		PERMIT VISIT									
201300930		04-19-2013		2		DWELLING		185,000				0		01-31-2014		OC 2/10/2014 CO		01-31-2014		01				400		25		OC VISIT									
201300928		04-19-2013		5		DEMOLITION		5,000								EXISTING GARAGE		05-24-2013						105		15		PERMIT VISIT									
																		05-24-2013						105		2		MEASURED									
																		07-10-1990						131		2		MEASURED									
																		05-27-1980						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	101	ONE FAM		RC				5,400	SF	20.12	0.760	3	LAND	1.00	MF	1.00				0			1.000	15.29	82,600												
Total Card Land Units																		0.12		AC	Parcel Total Land Area: 0.12					Total Land Value										82,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	06	COLONIAL	Basement Floor	12		
Model	01	RESIDENTIAL	Bsmt Garage			
Grade	C+	AVG. (+)	#Heat Sys	1.00		
Stories	2.00	2 Story	Units	1		
Foundation	1		MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
Exterior Wall 2			101	ONE FAM		100
Roof Structure	1	GABLE				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		125.85	
Interior Floor 1	3	HARDWOOD	RCN		312,609	
Interior Floor 2	4	CARPET	Net Other Adj			
Heat Fuel	2	GAS	Year Built		2013	
Heat Type	1	FORCED H/A	Effective Year Built		2015	
AC Type	03	FULL	Depreciation Code		GD	
Bedrooms	3		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	1		Depreciation %		6	
Extra Fixtures	1		Functional Obsol			
Total Rooms	6		External Obsol			
Bath Style	G	GOOD	Cost Trend Factor		1	
Half Bath Style	G	GOOD	Condition			
Kitchens	1		% Complete			
Kitchen Style	G	GOOD	Overall % Condition		94	
Extra Kitchens	0		RCNLD		293,900	
Extra Kitchen St			Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			Misc Imp Ovr			
Fireplaces	1		Misc Imp Ovr Comment			
WS Flues			Cost to Cure Ovr			
Central Vac	0	NO	Cost to Cure Ovr Comment			
Frame	1	WOOD				

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
09	POOL A-R	OB	Outbuildi	L	216	12.08	2020	60	0.00	AV	G	1.25	2,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	741		31.52	23,355	
FFL	1ST FLOOR	741	741		157.80	116,932	
GAR	GARAGE	0	260		63.12	16,412	
OPF	OPEN PORCH	0	115		16.47	1,894	
SFL	2ND FLOOR	942	942		157.80	148,651	
WDK	WOOD DECK	0	168		31.94	5,365	
Ttl Gross Liv / Lease Area		1,683	2,967			312,609	

