

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
KENNEDY GERALDINE M 53 WELLINGTON DR. EAST LONGMEADOW MA 01028 GIS ID F_393050_2848632												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	372600		372,600																		
												RES LAND		101	156900		156,900																		
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1000		1,000																		
				SUPPLEMENTAL DATA																															
				Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																											
														Total		530,500		530,500																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
KENNEDY GERALDINE M COYNE MICHAEL J +, CJBUILDERS DEMERS				12577		0551		09-06-2002		U		I		1		1F		Year		Code	Assessed		Year		Code	Assessed		Year		Code	Assessed				
				06757		0374		02-17-1988		U		V		105,000						2023		101	346,500		2022		101	312,500		2021		101	299,700		
				06298		0122		11-21-1986		U		I		1								101	142,900				101	145,300				101	134,900		
				00000		0000				U				0									101	600					101	600					
																Total		490,000		Total		458,400		Total		Total		435,200							
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									101			NV																							
NOTES																																			
SUB DIV # 575														Appraised BLDG. Value (Card)										372,600											
														Appraised Xf (B) Value (Bldg)										0											
														Appraised Ob (B) Value (Bldg)										1,000											
														Appraised Land Value (Bldg)										156,900											
														Special Land Value										0											
														Total Appraised Parcel Value										530,500											
														Valuation Method										C											
														Adjustment																					
														Net Total Appraised Parcel Value										530,500											
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							
B-23-545		07-31-2023		25		WINDOWS		35,087				0				19 WINDOWS		06-26-2018						333		2		MEASURED							
202203098		11-21-2022		91		INSULATION		4,272				0						07-12-2005						274		2		MEASURED							
25		02-01-1988		MN		Manual Note		150,000								SFR		01-10-2000						247		14		INSPECTED							
																		12-01-1999						247		2		MEASURED							
																		04-06-1992						170		3		MEAS+INSPCTD							
																		11-30-1988						107		3		MEAS+INSPCTD							
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						40,000		SF		3.12		1.250		9		LAND		1.00		NV		1.00				1.000		3.9		156,000	
1	101	ONE FAM		RA						0.130		AC		7,000.00		1.000		0				1.00		NV		1.00				1.000		7,000		900	
Total Card Land Units										1.05		AC		Parcel Total Land Area:				1.05		Total Land Value										156,900					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B+	GOOD (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		113.05
Interior Floor 1	4	CARPET	RCN		465,747
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1988
Heat Type	1	FORCED H/A	Effective Year Built		2001
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		20
Extra Fixtures	0		Functional Obsol		
Total Rooms	9		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		80
Extra Kitchens	0		RCNLD		372,600
Extra Kitchen St			Dep % Ovr		
FBM Sqft	798		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	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
02	SHED/FR			L	120	12.00	2016	70	0.00	GD	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,330		32.49	43,212	
FFL	1ST FLOOR	1,341	1,341		162.45	217,847	
GAR	GARAGE	0	576		64.87	37,364	
OFP	OPEN PORCH	0	76		17.10	1,300	
SFL	2ND FLOOR	988	988		162.45	160,502	
WDK	WOOD DECK	0	168		32.88	5,523	
Ttl Gross Liv / Lease Area		2,329	4,479			465,747	

