Property Location 17 WOOD AV | Map ID 1A/ 19/ 57/ / | Bldg Name | State Use 101
Vision ID 980 | Account # 1007 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/13/2023 6:13:36 P

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
KUPERMAN LEONID				
KUPERMAN ANNA	**TOPO WET**	**EASEMENT**	**TRAFFIC**	**CORNER**
17 WOOD AVE	**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_374094_2855960

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	127600	127,600
RES LAND	101	82600	82,600
RESIDNTL.	101	4100	4,100
Total		214,300	214,300

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
KUPERMAN LEONID	05654	0267	07-23-1984	U	I	56,500	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2023	101	117,600	2022	101	104,400	2021	101	100,500
	101	75,100		101	68,300		101	63,200
	101	3,700		101	3,700		101	3,700
	Total	196,400		Total	176,400		Total	167,400

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	MF

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	127,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	4,100
Appraised Land Value (Bldg)	82,600
Special Land Value	0
Total Appraised Parcel Value	214,300
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	214,300

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
186	08-10-2009	42	REPAIRS	6,500				ROOF & SIDING

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
03-14-2018			333	2	MEASURED
12-02-2009			317	15	PERMIT VISIT
05-06-2004			318	14	INSPECTED
04-16-2004			250	22	MAILER SENT
04-15-2004			316	2	MEASURED
05-13-1992			131	14	INSPECTED
06-13-1990			131	2	MEASURED

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	BUS				5,500	SF	19.76	0.760	3	LAND	1.00	MF	1.00			0			1.000	15.02	82,600
						Total Card Land Units	0.13	AC	Parcel Total Land Area:	0.13												Total Land Value	82,600

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Vision ID 980 | Account # 1007 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/13/2023 6:13:37 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style	15	OLD STYLE
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.75	1 3/4 STORIES
Foundation	2	CONC BLOCK
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	8	PLYWD PANL
Interior Floor 1	4	CARPET
Interior Floor 2	3	HARDWOOD
Heat Fuel	1	OIL
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	3	
Full Baths	2	
Half Baths	1	
Extra Fixtures	0	
Total Rooms	6	
Bath Style	G	GOOD
Half Bath Style	G	GOOD
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	540	
FBM Quality	1	
Fireplaces	1	
WS Flues		
Central Vac	0	NO
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

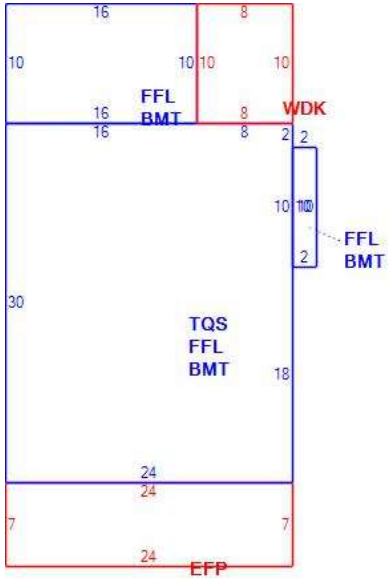
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	107.75
RCN	223,835
Net Other Adj	
Year Built	1900
Effective Year Built	1978
Depreciation Code	AV
Remodel Rating	
Year Remodeled	
Depreciation %	43
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	57
RCNLD	127,600
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
03	GARAGE	OB	Outbuildi	L	240	32.00	1950	60	0.00	AV	F	0.90	4,100

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	900		26.03	23,425
EFP	ENCL PORCH	0	168		65.07	10,931
FFL	1ST FLOOR	900	900		130.14	117,123
TQS	3/4 STORY	540	720		97.60	70,274
WDK	WOOD DECK	0	80		26.03	2,082
	Ttl Gross Liv / Lease Area	1,440	2,768			223,835