

State Use 101
Print Date 11/21/2024 9:00:02 A

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		RESIDENTL.		101	317400		317,400												
						DRAINAGE				VIEW		COMMUNITY		RES LAND		101	82600		82,600												
														RESIDENTL.		101	2000		2,000												
						SUPPLEMENTAL DATA						Alt Prcl ID		Received																	
SP Permit						2/10/2014		NIA																							
Chapter Land								Field 8																							
OC Dates								Field 9																							
In+Ex FY								Field 10																							
Mailed								Assoc Pid#								Total		402,000		402,000											
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		2024		101	293,900	2023		101	273,100	2022		101	249,200
						19772		0281		04-12-2013		U		I		45,000		1				101	82,600			101	75,100			101	68,300
						03654		0296		12-24-1971		U		I		0						101	2,000			101	2,000			101	2,000
																				Total		378,500		Total		350,200		Total		319,500	
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						APPRaised VALUE SUMMARY																									
ASSESSING NEIGHBORHOOD						Nbhd		Nbhd Name				Tracing				Batch				Appraised BLDG. Value (Card)								317,400			
						0001						101				MF				Appraised Xf (B) Value (Bldg)								0			
						NOTES														Appraised Ob (B) Value (Bldg)								2,000			
																				Appraised Land Value (Bldg)								82,600			
																				Special Land Value								0			
																				Total Appraised Parcel Value								402,000			
																				Valuation Method								C			
																				Adjustment											
Net Total Appraised Parcel Value								402,000																							
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		03-21-2024		01				334		2		MEASURED			
201402223		08-04-2014		54		FENCE		2,200		03-19-2015		100		03-19-2015		NVC		07-01-2021						334		15		PERMIT VISIT			
201300930		04-19-2013		2		DWELLING		185,000				0		01-31-2014		OC 2/10/2014 CO		03-19-2015						317		15		PERMIT VISIT			
201300928		04-19-2013		5		DEMOLITION		5,000								EXISTING GARAGE		01-31-2014						400		25		OC VISIT			
																		05-24-2013						105		15		PERMIT VISIT			
																		05-24-2013						105		2		MEASURED			
																		07-10-1990						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		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	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C+	AVG. (+)	Bsmt Garage	0	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
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		137.46
Interior Floor 1	3	HARDWOOD	RCN		337,678
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		317,400
Extra Kitchen St	N	NONE	Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	1		Cost to Cure Ovr Comment		
WS Flues	0				

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		34.05	25,228	
FFL	1ST FLOOR	741	741		170.46	126,310	
GAR	GARAGE	0	260		68.18	17,728	
OPF	OPEN PORCH	0	115		17.79	2,046	
SFL	2ND FLOOR	942	942		170.46	160,572	
WDK	WOOD DECK	0	168		34.50	5,796	
Ttl Gross Liv / Lease Area		1,683	2,967			337,678	

