

State Use 101
Print Date 11/22/2024 11:49:57 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																																	
LANDIS WENDY 41 ALANDALE DR EAST LONGMEADOW MA 01028 GIS ID F_377272_2846904												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		264600		264,600																											
												RES LAND		101		113100		113,100																											
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101		3200		3,200																											
				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		380,900		380,900																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																													
LANDIS WENDY DOUGLAS SANDRA J +, WIENKA RICH				32155 LC LC-22 0000 LC00 0000		03-25-2005 09-15-1986 02-18-1972		U U I I I I		210,000 1 0		1A 1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed															
														2024		101		244,400		2023		101		224,200		2022		101		201,300															
																101		113,100				101		102,900				101		93,600															
																101		3,200				101		3,200				101		3,200															
														Total		360,700		Total		330,300		Total		298,100																					
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) 264,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 3,200 Appraised Land Value (Bldg) 113,100 Special Land Value 0 Total Appraised Parcel Value 380,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 380,900																													
Nbhd				Nbhd Name				Tracing				Batch																																	
0001								101				MA																																	
NOTES																																													
																VISIT / CHANGE HISTORY																													
																Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result	
																201702491		09-18-2017		11		POOL		15,000		03-01-2018		100		03-01-2018		15X24 ABOVE GRO		02-28-2018						333		15		PERMIT VISIT	
																117		05-05-2005		4		ADDITION		63,000								24' X 44' ADDITION		01-12-2006						311		3		MEAS+INSPCTD	
201		07-01-1993		MN		Manual Note		25,000										ADDITION		12-30-2005						311		15		PERMIT VISIT															
																		12-05-2005						311		15		PERMIT VISIT																	
																		03-24-2004						317		3		MEAS+INSPCTD																	
																		01-20-1994						105		15		PERMIT VISIT																	
																		09-20-1990						131		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		RB				15,000	SF	7.54	1.000	5	LAND	1.00	MA	1.00			0			1.000	7.54		113,100																				
Total Card Land Units								0.34	AC	Parcel Total Land Area: 0.34								Total Land Value								113,100																			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	125.06	
Interior Floor 2	3	HARDWOOD	RCN	377,967	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1965	
AC Type	02	PARTIAL	Effective Year Built	1991	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	9		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	2		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	264,600	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues			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
09	POOL A-R	OB	Outbuildi	L	384	12.08	2018	70	0.00	GD	A	1.00	3,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,922		27.67	53,184	
FFL	1ST FLOOR	2,178	2,178		138.50	301,653	
GAR	GARAGE	0	240		55.40	13,296	
OFP	OPEN PORCH	0	48		14.43	693	
WDK	WOOD DECK	0	328		27.87	9,141	
Ttl Gross Liv / Lease Area		2,178	4,716			377,967	

