

State Use 101
Print Date 11/22/2024 12:19:10

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
WHEELER NANCY M WHEELER STEVEN C 247 ALLEN ST EAST LONGMEADOW MA 01028 GIS ID F_391950_2854761												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	198500		198,500												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	112500		112,500												
														101	1000		1,000												
				SUPPLEMENTAL DATA																									
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		312,000		312,000													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
WHEELER NANCY M BOND ELIZABETH BERARDI ANTONIO JR GORMAN WILLIAM R TEAGUE,KERRY A				25032 0369		06-06-2023		Q		I		325,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				24830 0342		12-06-2022		Q		I		325,000		00		2024	101	184,600	2023	101	170,800	2022	101	117,900					
				21744 0264		06-29-2017		Q		I		211,000		00			101	112,500		101	102,500		101	92,900					
				16116 0218		08-07-2006		U		I		217,000					101	1,000		101	600		101	600					
				15481 0287		11-01-2005		U		I		1		1A		Total		298,100		Total		273,900		Total		211,400			
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																													
Nbhd			Nbhd Name			Tracing			Batch																				
0001						101			MA																				
NOTES																													
																		Appraised BLDG. Value (Card)										198,500	
																		Appraised Xf (B) Value (Bldg)										0	
																		Appraised Ob (B) Value (Bldg)										1,000	
																		Appraised Land Value (Bldg)										112,500	
																		Special Land Value										0	
																		Total Appraised Parcel Value										312,000	
																		Valuation Method										C	
Adjustment																													
Net Total Appraised Parcel Value										312,000																			
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	
B-24-618		09-17-2024		14		MIN ALT		11,999		05-04-2017		0		05-04-2017		REPLACE 2 EXTERI		05-04-2017						317		15		PERMIT VISIT	
B-23-698		09-28-2023		91		INSULATION		5,200				0				FIN BMT W/ BATH R		06-21-2007						311		2		MEASURED	
201602406		08-26-2016		7		REMODEL		51,644				100				SHED		04-06-2007						250		22		MAILER SENT	
241		08-01-1994		MN		Manual Note		500								ALTERATION		08-24-2006						349		2		MEASURED	
212		08-01-1992		MN		Manual Note		3,000								CELLAR ENT		02-02-2000						250		22		MAILER SENT	
33		01-01-1985		MN		Manual Note								01-11-2000		247		2		MEASURED									
														02-10-1995		107		15		PERMIT VISIT									
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	1.000	5	LAND	1.00	MA	1.00				0	TRF2	0.9	1.000	2.81	112,400				
1	101	ONE FAM		RA				0.020 AC		7,000.00	1.000	0		1.00	MA	1.00				0			1.000	7,000	100				
Total Card Land Units								0.94 AC		Parcel Total Land Area: 0.94								Total Land Value								112,500			

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	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	16	STONE VENR	101	ONE FAM	
Roof Structure	2	HIP		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	150.94	
Interior Floor 2			RCN	257,837	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1957	
AC Type	03	FULL	Effective Year Built	1998	
Bedrooms	2		Depreciation Code	GV	
Full Baths	2		Remodel Rating	03	
Half Baths	0		Year Remodeled	2017	
Extra Fixtures	0		Depreciation %	23	
Total Rooms	4		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	77	
Extra Kitchen St			RCNLD	198,500	
FBM Sqft	808		Dep % Ovr		
FBM Quality	5		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		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
02	SHED/FR			L	144	12.00	1994	60	0.00	AV	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,072		36.40	39,022	
FFL	1ST FLOOR	1,120	1,120		182.35	204,227	
PAT	PATIO	0	188		8.73	1,641	
WDK	WOOD DECK	0	356		36.37	12,947	
Ttl Gross Liv / Lease Area		1,120	2,736			257,837	

