

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
KUSELIAS JEFFREY R KUSELIAS PETER 5 BRIDLE PATH RD WILBRAHAM MA 01095												Description		Code	Appraised			Assessed		1006 EAST LONGMEADOW											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	199500			199,500													
												RES LAND		101	128100			128,100													
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	700			700													
				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#																					
GIS ID F_392058_2847053										Total						328,300			328,300												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
KUSELIAS JEFFREY R NOLAN JEAN M HEIRS + DEV OF CHIMI ROSEMARIE A + CHIMI ROSEM				25263 0003		12-15-2023		U		I		165,000		1		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed				
				08129 0127		08-03-1992		U		I		1		1A		2024		101	185,300	2023		101	171,100	2022		101	155,700				
				06203 0073		08-26-1986		U		I		119,000						101	128,100			101	116,100			101	104,700				
				04864 0339		11-15-1979		U		I		0						101	700			101	400			101	400				
														Total		314,100		Total		287,600		Total		260,800							
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				MG																			
NOTES																															
B-24-266 & B-24-318 COMP 8/30/24																Appraised BLDG. Value (Card) 199,500															
																Appraised Xf (B) Value (Bldg) 0															
																Appraised Ob (B) Value (Bldg) 700															
																Appraised Land Value (Bldg) 128,100															
																Special Land Value 0															
																Total Appraised Parcel Value 328,300															
																Valuation Method C															
																Adjustment															
																Net Total Appraised Parcel Value 328,300															
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-24-325		05-29-2024		91		INSULATION		4,700				100						06-20-2024						334		15		PERMIT VISIT			
B-24-318		05-28-2024		25		WINDOWS		1,550		06-20-2024		100						04-13-2018						333		11		ENTRY DENIED			
B-24-266		05-16-2024		21		SIDING		5,000		06-20-2024		100				VINYL		03-30-2006						311		2		MEASURED			
5		01-02-2011		MN		Manual Note		2,387								INSULATION & FAN		01-27-2000						247		14		INSPECTED			
																		12-20-1999						247		2		MEASURED			
																		07-15-1992						131		14		INSPECTED			
																		06-29-1992						131		1		LEFT NOTICE			
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				26,040		SF		4.55		1.200	7	LAND	1.00	MG	1.00			0 TRF2 0.9				1.000	4.92		128,100		
Total Card Land Units								0.60		AC		Parcel Total Land Area: 0.60				Total Land Value														128,100	

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	0	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			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	3	HARDWOOD	Adj Base Rate	147.09	
Interior Floor 2			RCN	285,037	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1960	
AC Type	01	NONE	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	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	N	NONE	Cost Trend Factor	1	
Kitchens	2		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St	N	NONE	RCNLD	199,500	
FBM Sqft	749		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues	0		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	96	12.00	1989	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,248		34.99	43,664	
FFL	1ST FLOOR	1,248	1,248		174.66	217,969	
GAR	GARAGE	0	308		69.75	21,483	
OPF	OPEN PORCH	0	112		17.15	1,921	
Ttl Gross Liv / Lease Area		1,248	2,916			285,037	

