Property Location 13 WOOD AV | Map ID 1A/ 20/ 58/ / | Bldg Name | State Use 101
Vision ID 982 | Account # 1009 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/18/2024 7:56:46 A

CURRENT OWNER

FAROOQUI ZAHID
FAROOQUI KAUSAR
13 WOOD AVE

EAST LONGMEADOW MA 01028

GIS ID F_374090_2856008

TOPO TYPE	UTILITY	STREET	LOCATION

TOPO WET	EASEMENT	TRAFFIC	CORNER

DRAINAGE	VIEW	COMMUNITY

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#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	171600	171,600
RES LAND	101	82600	82,600
RESIDNTL.	101	500	500
	Total	254,700	254,700

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
FAROOQUI ZAHID	11575	0365	04-04-2001	U	I	115,000	
ROONEY ,MELANIE	10226	0210	04-02-1998	U	I	80,000	1S
COUNTRYWIDE HOME LOANS INC,	09974	0272	08-26-1997	U	I	77,265	1L
MERCERI DARRELL	09097	0523	04-03-1995	U	I	128,000	
BERGDOLL MICHAEL	09009	0180	12-05-1994	U	I	34,000	1A

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	101	157,000	2023	101	144,100	2022	101	112,800
	101	82,600		101	75,100		101	68,300
	101	500		101	300		101	300
	Total	240,100		Total	219,500		Total	181,400

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)	171,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	500
Appraised Land Value (Bldg)	82,600
Special Land Value	0
Total Appraised Parcel Value	254,700
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	254,700

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
202202365	07-22-2022	62	SOLAR	36,000	05-08-2023	100		
201503112	12-22-2015	91	INSULATION	1,908	06-27-2019	100	06-27-2019	ASSUME COMPLET
57	03-15-2010	9	ALTERATION	2,047				ENTRY DOOR
248	09-26-2003	4	ADDITION	27,000				

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
03-20-2024			334	3	MEAS+INSPCTD
12-01-2021		1	334	3	MEAS+INSPCTD
06-27-2019			400	15	PERMIT VISIT
01-27-2012			317	16	FIELDREV CHG
11-18-2010			311	15	PERMIT VISIT
12-14-2004			311	3	MEAS+INSPCTD
04-20-2004			316	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	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

Property Location	13 WOOD AV		Map ID	1A/ 20/ 58/ /	Bldg Name		State Use 101
Vision ID 982		Account # 1009		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 11/18/2024 7:56:46 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style	15	OLD STYLE
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	2.50	2 1/2 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		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	6	CERAMIC TL
Heat Fuel	2	GAS
Heat Type	5	STEAM
AC Type	03	FULL
Bedrooms	4	
Full Baths	2	
Half Baths	1	
Extra Fixtures	0	
Total Rooms	7	
Bath Style	A	AVERAGE
Half Bath Style	G	GOOD
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St	N	NONE
FBM Sqft	578	
FBM Quality	1	
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	0	
WS Flues	0	

CONSTRUCTION DETAIL (CONTINUED)

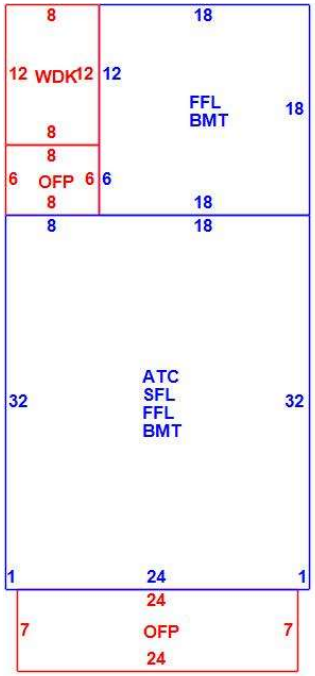
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage	0	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	105.00
RCN	295,790
Net Other Adj	
Year Built	1920
Effective Year Built	1984
Depreciation Code	AG
Remodel Rating	
Year Remodeled	
Depreciation %	37
Functional Obsol	
External Obsol	5
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	58
RCNLD	171,600
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
02	SHED/FR			L	72	12.00	1965	60	0.00	AV	A	1.00	500
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2023	58	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
ATC	ATTIC	208	832		29.96	24,929
BMT	BASEMENT	0	1,156		23.95	27,685
FFL	1ST FLOOR	1,156	1,156		119.85	138,547
OFP	OPEN PORCH	0	216		12.21	2,637
SFL	2ND FLOOR	832	832		119.85	99,715
WDK	WOOD DECK	0	96		23.72	2,277
	Ttl Gross Liv / Lease Area	2,196	4,288			295,790