

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
YUMELL JOHN J JR YUMELL JOANNE 55 WOOD AVE EAST LONGMEADOW MA 01028												Description		Code	Appraised			Assessed			1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	147600			147,600											
												RES LAND		101	84000			84,000											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	7500			7,500											
				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_374137_2855481												Total		239,100			239,100												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
YUMELL JOHN J JR				03551 0457		12-01-1970		U I		0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
														2024	101	135,600	2023	101	124,100	2022	101	110,800							
															101	84,000		101	76,300		101	69,500							
															101	7,000		101	6,100		101	6,100							
		Total								226,600		Total		206,500		Total		186,400											
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														APPRAISED VALUE SUMMARY															
Nbhd		Nbhd Name				Tracing		Batch		Appraised BLDG. Value (Card)										147,600									
0001						101		MF		Appraised Xf (B) Value (Bldg)										0									
														Appraised Ob (B) Value (Bldg)										7,500					
														Appraised Land Value (Bldg)										84,000					
														Special Land Value										0					
														Total Appraised Parcel Value										239,100					
														Valuation Method										C					
														Adjustment															
														Net Total Appraised Parcel Value										239,100					
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	
																		03-20-2024						334		2		MEASURED	
																		06-02-2017						105		4		INFO AT DOOR	
																		05-28-2004						319		14		INSPECTED	
																		04-20-2004						316		2		MEASURED	
																		08-02-1992						131		2		MEASURED	
																		05-06-1992						107		22		MAILER SENT	
																		06-13-1990						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				9,350 SF		11.82	0.760	3	LAND	1.00	MF	1.00			0			1.000		8.98		84,000			
Total Card Land Units								0.21 AC		Parcel Total Land Area: 0.21								Total Land Value										84,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			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	141.75	
Interior Floor 2			RCN	258,917	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1948	
AC Type	03	FULL	Effective Year Built	1978	
Bedrooms	2		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	147,600	
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	1		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
03	GARAGE	OB	Outbuildi	L	484	32.00	1950	50	0.00	FR	F	0.90	7,000
22	WOOD DK			L	50	15.00	2014	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		31.09	28,353	
BNT	BSMT ENTRY	0	24		6.49	156	
EFP	ENCL PORCH	0	126		77.89	9,815	
FFL	1ST FLOOR	958	958		155.79	149,243	
HST	HALF STORY	456	912		77.89	71,039	
OFF	OPEN PORCH	0	24		12.98	312	
Ttl Gross Liv / Lease Area		1,414	2,956			258,917	

