

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
LECLAIR RAYMOND A LECLAIR NANCY E 120 WOOD AVENUE EAST LONGMEADOW MA 01028 GIS ID F_374422_2854683										Description RESIDNTL. RES LAND RESIDNTL. Total		Code 101 101 101 218,300		Appraised 129700 83800 4800 218,300		Assessed 129,700 83,800 4,800 218,300		1006 EAST LONGMEADOW											
				TOPO WET		EASEMENT		TRAFFIC												CORNER									
				DRAINAGE				VIEW												COMMUNITY									
				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#																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
LECLAIR RAYMOND A LECLAIR RAYMOND A, LECLAIR LEONARD +				10793 0334 08537 0111 04554 0394		06-03-1999 08-25-1993 02-23-1978		U U U		I I I		100 1 0		1A 1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
																2025	101	105,300	2024	101	97,000	2023	101	88,700					
																	101	83,800		101	83,800		101	76,100					
																	101	4,800		101	4,800		101	4,300					
Total		193,900		Total		185,600		Total		169,100																			
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																							
Nbhd		Nbhd Name				Tracing		Batch																					
0001						101		MF																					
NOTES																Appraised BLDG. Value (Card) 129,700													
																Appraised Xf (B) Value (Bldg) 0													
																Appraised Ob (B) Value (Bldg) 4,800													
																Appraised Land Value (Bldg) 83,800													
																Special Land Value 0													
																Total Appraised Parcel Value 218,300													
																Valuation Method C													
																Adjustment													
																Net Total Appraised Parcel Value 218,300													
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	
201502440		08-19-2015		25		WINDOWS		1,756		04-22-2016		100		04-22-2016		3 REPLACEMENT,		03-20-2024		01				334		3		MEAS+INSPCTD	
113		05-15-2000		7		REMODEL		3,000								RELOCATE BTHRM		04-22-2016						317		15		PERMIT VISIT	
																		01-31-2014						317		24		ABATEMENT VI	
																		07-05-2013						317		16		FIELDREV CHG	
																		05-04-2004						317		14		INSPECTED	
																		04-16-2004						250		22		MAILER SENT	
																		04-15-2004		316		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				8,600		SF	12.81	0.760	3	LAND	1.00	MF	1.00			0				1.000	9.74	83,800			
Total Card Land Units								0.20	AC	Parcel Total Land Area: 0.20								Total Land Value										83,800	

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-		AVG. (-)			Bsmt Garage	0						
Stories	1.00		1 STORY			Units	1						
Foundation	3		MASONRY			MIXED USE							
Exterior Wall 1	4		VINYL			Code	Description				Percentage		
Exterior Wall 2						101	ONE FAM				100		
Roof Structure	1		GABLE								0		
Roof Cover	1		ASPHALT SH								0		
Interior Wall 1	1		DRYWALL			COST / MARKET VALUATION							
Interior Wall 2						Adj Base Rate				171.71			
Interior Floor 1	2		SOFTWOOD			RCN				223,644			
Interior Floor 2	4		CARPET			Net Other Adj							
Heat Fuel	2		GAS			Year Built				1940			
Heat Type	3		FORCED H/W			Effective Year Built				1988			
AC Type	01		NONE			Depreciation Code				AG			
Bedrooms	2					Remodel Rating							
Full Baths	1					Year Remodeled							
Half Baths	0					Depreciation %				37			
Extra Fixtures	0					Functional Obsol				5			
Total Rooms	5					External Obsol							
Bath Style	A		AVERAGE			Cost Trend Factor				1			
Half Bath Style	N		NONE			Condition							
Kitchens	1					% Complete							
Kitchen Style	A		AVERAGE			Overall % Condition				58			
Extra Kitchens	0					RCNLD				129,700			
Extra Kitchen St	N		NONE			Dep % Ovr							
FBM Sqft						Dep Ovr Comment							
FBM Quality						Misc Imp Ovr							
FIN ATC Sqft						Misc Imp Ovr Comment							
FIN ATC Quality						Cost to Cure Ovr							
Fireplaces	0					Cost to Cure Ovr Comment							
WS Flues	0												
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	252	32.00	1950	60	0.00	AV	A	1.00	4,800
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
BMT	BASEMENT					0	1,048		33.42	35,023			
EFP	ENCL PORCH					0	156		83.39	13,008			
FFL	1ST FLOOR					1,048	1,048		166.77	174,779			
PAT	PATIO					0	104		8.02	834			
Ttl Gross Liv / Lease Area						1,048	2,356			223,644			

