

State Use 101
Print Date 11/20/2025 8:55:54 A

CURRENT OWNER						TOPO TYPE			UTILITY			STREET			LOCATION			CURRENT ASSESSMENT																					
WANDS JOHN J JR 33 ALBANO DR EAST LONGMEADOW MA 01028 GIS ID F_384394_2856764																		Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW														
						TOPO WET			EASEMENT			TRAFFIC			CORNER			RESIDNTL.		101	176400		176,400																
																		RES LAND		101	84200		84,200																
						DRAINAGE						VIEW			COMMUNITY			RESIDNTL.		101	14000		14,000																
						SUPPLEMENTAL DATA														Total		274,600		274,600															
						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)																					
WANDS JOHN J JR WANDS JOHN J JR HIGGINS LESLIE A + VIGLIANO JOHN A +						24886	367	01-24-2023	U	I	0		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed														
						09669	0585	10-31-1996	U	I	94,900		2025	101	159,900	2024	101	147,500	2023	101	135,200																		
						08024	0293	04-24-1992	U	I	110,000		101	84,200	101	84,200	101	76,500																					
						03340	0086	05-29-1968	U	I	0		101	14,000	101	14,000	101	12,000																					
						Total								Total	258,100	Total	245,700	Total	223,700																				
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																APPRAISED VALUE SUMMARY																	
Nbhd				Nbhd Name				Tracing				Batch				Appraised BLDG. Value (Card)										176,400													
0001								101				MF				Appraised Xf (B) Value (Bldg)										0													
										NOTES										Appraised Ob (B) Value (Bldg)										14,000									
																				Appraised Land Value (Bldg)										84,200									
																				Special Land Value										0									
																				Total Appraised Parcel Value										274,600									
																				Valuation Method										C									
																				Adjustment																			
																				Net Total Appraised Parcel Value										274,600									
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											
7		01-19-1999		20		WOOD STOVE		30										12-11-2015						317		2		MEASURED											
																		08-30-2003						274		3		MEAS+INSPCTD											
																		11-05-1999						247		15		PERMIT VISIT											
																		02-19-1992						170		3		MEAS+INSPCTD											
																		01-12-1981						500		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		RA				10,000	SF	11.08	0.760	3	LAND	1.00	MF	1.00			0			1.000		8.42		84,200													
Total Card Land Units															0.23		AC	Parcel Total Land Area: 0.23										Total Land Value										84,200	

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	7	BRICK	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		179.71
Interior Floor 1	3	HARDWOOD	RCN		251,965
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1950
Heat Type	1	FORCED H/A	Effective Year Built		1995
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	1		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		176,400
Extra Kitchen St			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	1				

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	624	32.00	1960	60	0.00	AV	A	1.00	12,000
02	SHED/FR			L	96	12.00	2002	60	0.00	AV	A	1.00	700
19	PATIO			L	72	8.00	2002	70	0.00	GD	G	1.25	500
19	PATIO			L	120	8.00	2002	70	0.00	GD	G	1.25	800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	650		38.97	25,333	
FFL	1ST FLOOR	750	750		194.87	146,151	
HST	HALF STORY	375	750		97.43	73,076	
OFP	OPEN PORCH	0	16		24.36	390	
WDK	WOOD DECK	0	180		38.97	7,015	
Ttl Gross Liv / Lease Area		1,125	2,346			251,965	

