

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT										
WELCH WESLEY 38 GARLAND AV EAST LONGMEADOW MA 01028 GIS ID F_375855_2852701 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW			
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	172000		172,000					
												RES LAND		101	112300		112,300					
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1900		1,900					
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#														
Total										286,200		286,200										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)									
WELCH WESLEY SLATTERY SYDNEY PECKHAM TERRY FERRERO ANTHONY M BURTON,CHRISTINA M				26030 0442		09-18-2025		Q	I	335,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				23802 0031		04-02-2021		Q	I	228,700		00	2025	101	156,500	2024	101	143,600	2023	101	132,000	
				23167 0206		04-13-2020		Q	I	221,000		00		101	112,300		101	112,300		101	102,200	
				18272 0035		04-21-2010		U	I	203,950				101	2,100		101	2,100		101	1,400	
				15450 0072		10-28-2005		U	I	211,900												
Total										270,900		Total		258,000		Total		235,600				
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			MA											
NOTES																						

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	20	COMP CLAP	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		189.27	
Interior Floor 1	3	HARDWOOD	RCN		245,679	
Interior Floor 2			Net Other Adj			
Heat Fuel	3	ELECTRIC	Year Built		1961	
Heat Type	6	ELECTRC BB	Effective Year Built		1995	
AC Type	03	FULL	Depreciation Code		GD	
Bedrooms	3		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	0		Depreciation %		30	
Extra Fixtures	0		Functional Obsol			
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		70	
Extra Kitchens	0		RCNLD		172,000	
Extra Kitchen St	N	NONE	Dep % Ovr			
FBM Sqft	480		Dep Ovr Comment			
FBM Quality	3		Misc Imp Ovr			
FIN ATC Sqft			Misc Imp Ovr Comment			
FIN ATC Quality			Cost to Cure Ovr			
Fireplaces	1		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
02	SHED/FR			L	96	12.00	1960	60	0.00	AV	A	1.00	700
19	PATIO			L	240	8.00	2023	60	0.00	AV	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	960		42.65	40,946
FFL	1ST FLOOR	960	960		213.26	204,732
Ttl Gross Liv / Lease Area		960	1,920			245,679

