

Property Location		3 WORTHY AV		Map ID		3B/ 41/ 567/ /		Bldg Name		State Use 101	
Vision ID		3302		Account #		3355		Bldg # 1		Sec # 1 of 1	
				Card # 1 of 1						Print Date 11/20/2025 10:27:40	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
AMARAL ANTHONY WILCZYNSKI SARAH K 3 WORTHY AV EAST LONGMEADOW MA 01028 GIS ID F_376351_2852735		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	426700	426,700		
						RES LAND	101	106200	106,200		
		DRAINAGE		VIEW	COMMUNITY						
		SUPPLEMENTAL DATA									
		Alt Prcl ID SP Permit Chapter Land OC Dates 10/27/22 TEMP In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#		Total	532,900	532,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
AMARAL ANTHONY KUSELIAS JEFFREY VECCHIARELLI FRANK F		24792	0212	11-03-2022	Q	I	480,000	00	Year	Code	Assessed	Year	Code	Assessed	
		24229	0500	11-05-2021	U	V	90,000	1P	2025	101	399,400	2024	101	373,300	
		04205	0351	11-25-1975	U	I	0		101	106,200	101	106,200	2023	101	153,200
														91,500	
									Total	505,600	Total	479,500	Total	244,700	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor						
Year	Code	Description	Amount	Code	Description	YEAR	Amount							Comm Int
									APPRAISED VALUE SUMMARY					
Total														

ASSESSING NEIGHBORHOOD								Appraised BLDG. Value (Card) 426,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 106,200 Special Land Value 0 Total Appraised Parcel Value 532,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 532,900					
Nbhd		Nbhd Name		Tracing		Batch							
0001				130		MA							

NOTES													
FY 23 PLAN 393-85 10/19/21 INCREASING TO 11,919 SF- NEW LOT 2 STREET NAME UPDATED TO WORTHY													

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					
202200801	03-14-2022	2	DWELLING	280,000	07-11-2023	100	07-11-2023	NEW SFD, COLONI	07-11-2023 06-16-2022			334 334	15 15	PERMIT VISIT PERMIT VISIT					

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				11,919 SF	9.38	1.000	5	LAND	0.95	MA	1.00	TOPO / GRADE		0		1.000	8.91	106,200		
Total Card Land Units							0.27	AC	Parcel Total Land Area: 0.27							Total Land Value							106,200

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		146.04
RCN		431,025
Net Other Adj		
Year Built		2022
Effective Year Built		2024
Depreciation Code		GD
Remodel Rating		
Year Remodeled		
Depreciation %	1	
Functional Obsol		
External Obsol		
Cost Trend Factor	1	
Condition		
% Complete		
Overall % Condition	99	
RCNLD	426,700	
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va

SUMMARY SECTION				
ing	Gross	Eff Area	Unit Cost	Undeprec Value
0	756		41.59	31,442
756	756		208.22	157,418
0	440		83.29	36,648
0	32		19.52	625
950	950		208.22	197,813
0	168		42.14	7,080
1,706	3,102			431,025

