Property Location 53 WELLINGTON DR | Map ID 89/ 48/ 22/ / | Bldg Name | State Use 101
Vision ID 5965 | Account # 6047 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/22/2025 10:46:01

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
KENNEDY GERALDINE M				
	TOPO WET	EASEMENT	TRAFFIC	CORNER
53 WELLINGTON DR.				
	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

GIS ID F_393050_2848632

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	425500	425,500
RES LAND	101	156900	156,900
RESIDNTL.	101	1000	1,000
Total		583,400	583,400

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
KENNEDY GERALDINE M	12577	0551	09-06-2002	U	I	1	1F
COYNE MICHAEL J +,	06757	0374	02-17-1988	U	V	105,000	
CJBUILDERS	06298	0122	11-21-1986	U	I	1	
DEMERS	00000	0000		U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	101	398,000	2024	101	372,600	2023	101	346,500
	101	156,900		101	156,900		101	142,900
	101	1,000		101	1,000		101	600
	Total	555,900		Total	530,500		Total	490,000

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	NV

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	425,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,000
Appraised Land Value (Bldg)	156,900
Special Land Value	0
Total Appraised Parcel Value	583,400
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	583,400

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-23-545	07-31-2023	25	WINDOWS	35,087	06-11-2024	100	12-27-2023	19 WINDOWS
202203098	11-21-2022	91	INSULATION	4,272		0		
25	02-01-1988	MN	Manual Note	150,000				SFR

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
06-11-2024			450	15	PERMIT VISIT
06-26-2018			333	2	MEASURED
07-12-2005			274	2	MEASURED
01-10-2000			247	14	INSPECTED
12-01-1999			247	2	MEASURED
04-06-1992			170	3	MEAS+INSPCTD
11-30-1988			107	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				40,000	SF	3.12	1.250	9	LAND	1.00	NV	1.00			0			1.000	3.9	156,000
1	101	ONE FAM	RA				0.130	AC	7,000.00	1.000	0		1.00	NV	1.00			0			1.000	7,000	900
						Total Card Land Units	1.05	AC	Parcel Total Land Area:	1.05												Total Land Value	156,900

Property Location 53 WELLINGTON DR | Map ID 89/ 48/ 22/ / | Bldg Name | State Use 101
Vision ID 5965 | Account # 6047 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/22/2025 10:46:01

CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	COLONIAL
Model	01	RESIDENTIAL
Grade	B+	GOOD (+)
Stories	2.00	2 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2	8	BRICK VENR
Roof Structure	2	HIP
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	4	CARPET
Interior Floor 2	6	CERAMIC TL
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	4	
Full Baths	2	
Half Baths	1	
Extra Fixtures	0	
Total Rooms	9	
Bath Style	G	GOOD
Half Bath Style	G	GOOD
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St	N	NONE
FBM Sqft	798	
FBM Quality	1	
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues	0	

CONSTRUCTION DETAIL (CONTINUED)

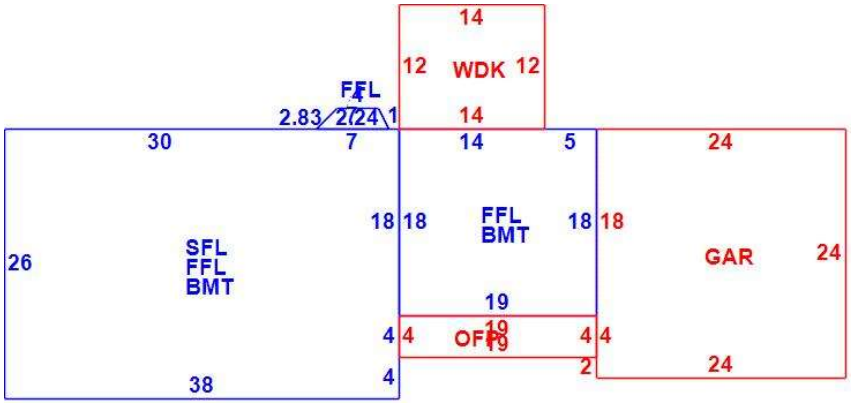
Element	Cd	Description
Central Vac	1	YES
Basement Floor	12	CONCRETE
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	133.06
RCN	538,605
Net Other Adj	
Year Built	1988
Effective Year Built	2004
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	79
RCNLD	425,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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
02	SHED/FR			L	120	12.00	2016	70	0.00	GD	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,330		37.57	49,972
FFL	1ST FLOOR	1,341	1,341		187.86	251,925
GAR	GARAGE	0	576		75.01	43,209
OFP	OPEN PORCH	0	76		19.78	1,503
SFL	2ND FLOOR	988	988		187.86	185,609
WDK	WOOD DECK	0	168		38.02	6,387
	Ttl Gross Liv / Lease Area	2,329	4,479			538,605