Property Location 48 WELLINGTON DR | Map ID 89/ 49/ 21/ / | Bldg Name | State Use 101
Vision ID 5966 | Account # 6048 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/22/2025 10:46:10

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
HAMADEH JAAFAR M				
YOUNES ZAHRA A	TOPO WET	EASEMENT	TRAFFIC	CORNER
48 WELLINGTON DR				
	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

GIS ID F_392914_2848743

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	540900	540,900
RES LAND	101	156900	156,900
Total		697,800	697,800

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
HAMADEH JAAFAR M	25458	0329	06-18-2024	U	I	100	1A
HAMADEH JAAFAR M	25182	0189	10-06-2023	Q	I	690,000	00
WILLIAMS THOMAS C	08427	0382	05-25-1993	U	I	1	1F
WILLIAMS NANCY	08044	0414	05-12-1992	U	V	90,000	
P W B + T INC	07595	0064	11-28-1990	U	I	1	1L

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	101	506,500	2024	101	469,000	2023	101	432,400
	101	156,900		101	156,900		101	142,900
	Total	663,400		Total	625,900		Total	575,300

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)	540,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	156,900
Special Land Value	0
Total Appraised Parcel Value	697,800
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	697,800

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-25-147	03-20-2025	91	INSULATION	6,000		0		
136	06-01-1995	MN	Manual Note	20,000				GARAGE-PERMIT V
145	06-01-1992	MN	Manual Note	100,000				DWELLING

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
06-26-2018			333	2	MEASURED
07-12-2005			274	2	MEASURED
07-12-2005			274	2	MEASURED
12-01-1999			247	3	MEAS+INSPCTD
01-02-1997			200	15	PERMIT VISIT
03-04-1996			107	15	PERMIT VISIT
02-09-1993			131	15	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	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

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Vision ID 5966 | Account # 6048 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/22/2025 10:46:11 A

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	8	BRICK VENR
Exterior Wall 2	4	VINYL
Roof Structure	2	HIP
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	4	CARPET
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	4	
Full Baths	3	
Half Baths	1	
Extra Fixtures	3	
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	1469	
FBM Quality	1	
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues	0	

CONSTRUCTION DETAIL (CONTINUED)

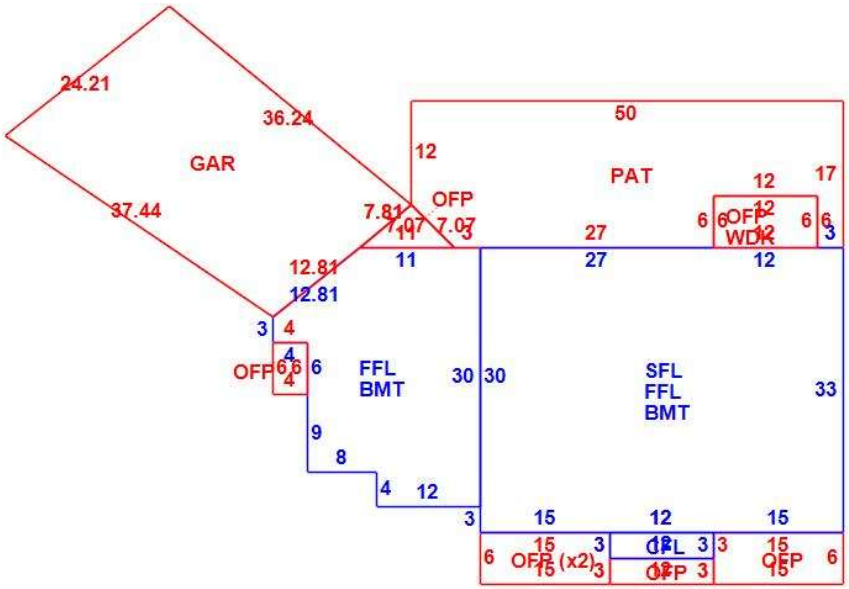
Element	Cd	Description
Central Vac	1	YES
Basement Floor	12	CONCRETE
Bsmt Garage	0	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	109.63
RCN	659,604
Net Other Adj	
Year Built	1992
Effective Year Built	2007
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	82
RCNLD	540,900
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

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,958		31.53	61,739
CFL	CATHEDRAL CE	36	36		161.87	5,827
FFL	1ST FLOOR	1,958	1,958		157.50	308,382
GAR	GARAGE	0	799		63.08	50,400
OFP	OPEN PORCH	0	430		15.75	6,772
PAT	PATIO	0	766		7.81	5,985
SFL	2ND FLOOR	1,386	1,386		157.50	218,293
WDK	WOOD DECK	0	72		30.62	2,205
	Ttl Gross Liv / Lease Area	3,380	7,405			659,604