Property Location 12 WELLINGTON DR | Map ID 89/ 52/ 18/ / | Bldg Name | State Use 101
Vision ID 5970 | Account # 6052 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/22/2025 10:46:49

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
DINEEN ELIZABETH G				
SPELMAN STEPHEN E	TOPO WET	EASEMENT	TRAFFIC	CORNER
12 WELLINGTON DR	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

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#

GIS ID F_392986_2849182

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	509000	509,000
RES LAND	101	157700	157,700
Total		666,700	666,700

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
DINEEN ELIZABETH G	16449	0279	01-16-2007	U	I	489,000	
VACCARO,JOHN A &	10829	0199	06-30-1999	U	I	330,000	
REISSMANN ANDREAS J +,	07665	0038	03-27-1991	U	I	305,000	
GASPERINI MICHAEL J	07382	0042	02-02-1990	U	I	270,000	1
FERRIS CYNTHIA M	07271	0429	09-20-1989	U	I	1	1A

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	101	476,400	2024	101	440,800	2023	101	410,200
	101	157,700		101	157,700		101	143,700
	Total	634,100		Total	598,500		Total	553,900

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)	509,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	157,700
Special Land Value	0
Total Appraised Parcel Value	666,700
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	666,700

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
202202973	10-27-2022	14	MIN ALT	6,300	05-08-2023	0	05-08-2023	REPLC 2 SKYLIGHT
35	03-01-1990	MN	Manual Note	150,000				RESIDENCE

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
06-26-2018			333	3	MEAS+INSPCTD
07-12-2005			274	2	MEASURED
01-10-2000			247	14	INSPECTED
12-01-1999			247	2	MEASURED
07-02-1992			131	14	INSPECTED
01-02-1991			105	2	MEASURED

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				0.240	AC	7,000.00	1.000	0		1.00	NV	1.00			0			1.000	7,000	1,700
						Total Card Land Units	1.16	AC	Parcel Total Land Area:	1.16												Total Land Value	157,700

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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	2	CLAPBOARD
Exterior Wall 2	8	BRICK VENR
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	2	PLASTER
Interior Wall 2		
Interior Floor 1	4	CARPET
Interior Floor 2	3	HARDWOOD
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	4	
Full Baths	2	
Half Baths	1	
Extra Fixtures	3	
Total Rooms	10	
Bath Style	G	GOOD
Half Bath Style	G	GOOD
Kitchens	1	
Kitchen Style	V	V GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	450	
FBM Quality	3	
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues	1	

CONSTRUCTION DETAIL (CONTINUED)

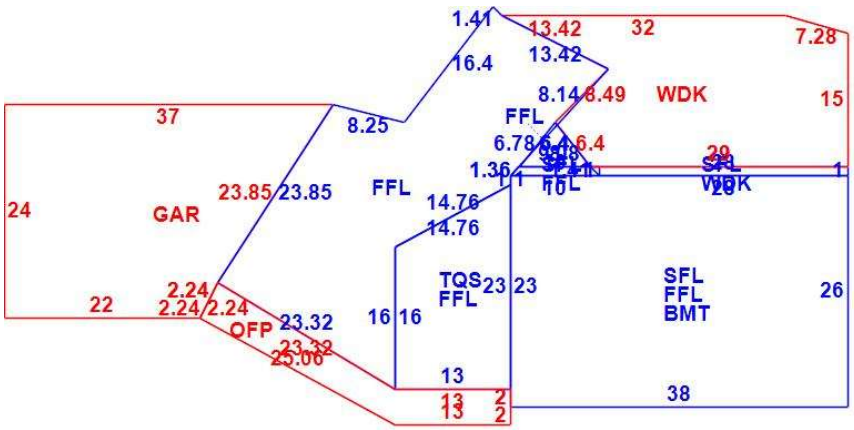
Element	Cd	Description
Central Vac	1	YES
Basement Floor	12	CONCRETE
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	116.07
RCN	628,435
Net Other Adj	
Year Built	1990
Effective Year Built	2006
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	81
RCNLD	509,000
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	988		33.13	32,736
FFL	1ST FLOOR	1,978	1,978		165.33	327,031
GAR	GARAGE	0	702		66.18	46,459
OFP	OPEN PORCH	0	148		16.76	2,480
SFL	2ND FLOOR	1,027	1,027		165.33	169,798
TQS	3/4 STORY	191	254		124.33	31,579
WDK	WOOD DECK	0	555		33.07	18,352
	Ttl Gross Liv / Lease Area	3,196	5,652			628,435