

State Use 101
Print Date 11/17/2025 10:13:02

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
WAJDA SCOTT M WAJDA DARLENE A 84 MELWOOD AV EAST LONGMEADOW MA 01028 GIS ID F_377507_2850223												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	220500		220,500																		
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	115600		115,600																		
														101	1000		1,000																		
				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		337,100		337,100																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
WAJDA SCOTT M KOCHANOWSKI CYNTHIA P KOCHANOWSKI HALES				09500	0163	05-29-1996	U	I			128,500					Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed											
				06585	0488	08-07-1987	U	I			1	1A	2025	101	200,100	2024	101	184,800	2023	101	169,400														
				06035	0553	03-18-1986	U	I			1	1A		101	115,600		101	115,600		101	105,100														
				03221	0061	10-17-1966	U	I			0			101	1,000		101	1,000		101	700														
				Total										Total		316,700		Total		301,400		Total		275,200											
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				Appraised BLDG. Value (Card) 220,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,000 Appraised Land Value (Bldg) 115,600 Special Land Value 0 Total Appraised Parcel Value 337,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 337,100																					
0001						101				MA																									
NOTES																																			
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																	
202201426	05-12-2022	62	SOLAR		13,000		05-08-2023	100	11-29-2022		REAR OF MAIN HS		04-01-2025			334	2	MEASURED																	
201900495	02-14-2019	62	SOLAR		28,000		06-03-2019	100	04-23-2019		REAR GAR & ADDIT		05-08-2023			425	15	PERMIT VISIT																	
201501640	05-13-2015	4	ADDITION		45,000		04-29-2016	100	04-29-2016		16X14 REPLACE E		06-03-2019			400	15	PERMIT VISIT																	
													07-15-2016			317	16	FIELDREV CHG																	
													04-29-2016			317	15	PERMIT VISIT																	
													04-01-2004			250	22	MAILER SENT																	
													02-19-2004			311	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	RB				19,823	SF	5.83	1.000	5	LAND	1.00	MA	1.00				0			1.000	5.83	115,600											
Total Card Land Units 0.46 AC Parcel Total Land Area: 0.46																		Total Land Value 115,600																	

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	4	VINYL	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		149.76	
Interior Floor 1	4	CARPET	RCN		315,004	
Interior Floor 2	3	HARDWOOD	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1966	
Heat Type	1	FORCED H/A	Effective Year Built		1995	
AC Type	01	NONE	Depreciation Code		GD	
Bedrooms	2		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	1		Depreciation %		30	
Extra Fixtures	0		Functional Obsol			
Total Rooms	5		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style	A	AVERAGE	Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		70	
Extra Kitchens	0		RCNLD		220,500	
Extra Kitchen St	N	NONE	Dep % Ovr			
FBM Sqft	499		Dep Ovr Comment			
FBM Quality	1		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
40	LEAN-TO			L	198	8.00	1996	60	0.00	AV	A	1.00	1,000
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2019	70	1.00	AV	A	0.00	0
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2024	70	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,248		32.80	40,931
FFL	1ST FLOOR	1,472	1,472		163.72	241,001
GAR	GARAGE	0	484		65.62	31,762
PAT	PATIO	0	168		7.80	1,310

