

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT										1006 EAST LONGMEADOW			
YUOMELL JOHN J JR YUOMELL JOANNE 55 WOOD AVE EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	162700		162,700								
												RES LAND		101	84000		84,000								
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	7500		7,500								
				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#															
GIS ID F_374137_2855481														Total		254,200		254,200							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
YUOMELL JOHN J JR				03551 0457		12-01-1970		U		I		0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
																2025	101	147,600	2024	101	135,600	2023	101	124,100	
																	101	84,000		101	84,000		101	76,300	
																	101	7,500		101	7,000		101	6,100	
		Total										239,100		Total		226,600		Total		206,500					
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															
0001						101				MF															
NOTES																									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	157.72	
Interior Floor 1	3	HARDWOOD	RCN	285,459	
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built	1948	
Heat Type	1	FORCED H/A	Effective Year Built	1982	
AC Type	03	FULL	Depreciation Code	AV	
Bedrooms	2		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %	43	
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	57	
Extra Kitchens	0		RCNLD	162,700	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			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	1				

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
03	GARAGE	OB	Outbuildi	L	484	32.00	1950	50	0.00	FR	F	0.90	7,000
22	WOOD DK			L	50	15.00	2014	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	912		34.28	31,260
BNT	BSMT ENTRY	0	24		7.16	172
EFP	ENCL PORCH	0	126		85.88	10,821
FFL	1ST FLOOR	958	958		171.76	164,543
HST	HALF STORY	456	912		85.88	78,321
OFF	OPEN PORCH	0	24		14.31	344
Ttl Gross Liv / Lease Area		1,414	2,956			285,459

