

CURRENT OWNER				TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT									
MCCARTHY MICHAEL F MCCARTHY GRACE C 73 PROSPECT HILLS DR EAST LONGMEADOW, MA 01028 Additional Owners:																				Description		Code	Appraised Value		Assessed Value		1006 AST LONGMEADOW, MA		
																RESIDNTL.		101	503,100		503,100								
																RES LAND		101	163,000		163,000								
																RESIDNTL.		101	10,400		10,400								
SUPPLEMENTAL DATA																VISION													
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_384122_2844426										Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																			
Total																								676,500		676,500			
RECORD OF OWNERSHIP				BK-VOL/PAGE				SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)														
MCCARTHY MICHAEL F G J R CONSTRUCTION INC MCCARTHY MICHAEL F + GRAC WARD JOSEPH E ETAL D/B/A WARD				09147/ 0281 08951/ 0002 08315/ 0554 06972/ 0245 0/ 0				06/01/1995 09/27/1994 01/21/1993 09/22/1988		U	I V V I	500,000 68,000 68,000 1 0		D B	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value				
															2015	101	503,100		2014	B	509,100		2013	B	542,000				
															2015	101	163,000		2014	L	171,800		2013	L	191,800				
															2015	101	10,400		2014	O	12,700		2013	O	12,900				
Total:																676,500		Total:		693,600		Total:		746,700					
EXEMPTIONS				OTHER ASSESSMENTS																									
Year		Type	Description			Amount		Code	Description			Number	Amount		Comm. Int.			This signature acknowledges a visit by a Data Collector or Assessor											
Total:																													
ASSESSING NEIGHBORHOOD																APPRAISED VALUE SUMMARY													
NBHD/ SUB			NBHD Name			Street Index Name			Tracing			Batch																	
0001/A									101			NS																	
NOTES																Total Appraised Parcel Value 676,500 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 676,500													
SUB DIV #594 WALK OUT BMT																													
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					
201301390		04/17/2013		GEN	GENERATOR			6,000				0			POOL DWELLING			05/28/2013				317	15	PERMIT VISIT					
144		06/06/1995		MN	Manual Note			10,000				0						01/04/2013				317	2	MEASURED					
248		09/01/1994		MN	Manual Note			340,000				0						10/03/2002				274	3	MEAS+INSPCTD					
																		04/01/1996				107	2	MEASURED					
																		12/28/1995				107	15	PERMIT VISIT					
LAND LINE VALUATION SECTION																													
B #	Use Code	Use Description			Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj			Special Pricing			S Adj Fact	Adj. Unit Price	Land Value			
1	101	ONE FAM			RAA				40,000		SF	2.20	1.8300	2	1.0000	1.00	NS	1.00				Spec Use	Spec Calc		1.00	4.03	161,200		
1	101	ONE FAM			RAA				0.26		AC	7,000.00	1.0000	0	1.0000	1.00	NS	1.00							1.00	7,000.00	1,800		
Total Card Land Units:									1.18 AC		Parcel Total Land Area:					1.18 AC			Total Land Value:									163,000	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		YES
Grade	B+		GOOD (+)	FBM Sqft	1084		
Stories	2.00		2 Story	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	6		STUCCO	Code	Description		Percentage
Exterior Wall 2	2		CLAPBOARD	101	ONE FAM		100
Roof Structure	2		HIP				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			91.19
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost			565,266
AC Type	03		Full	AYB			1994
Bedrooms	5			EYB			2003
Full Baths	5			Dep Code			GD
Half Baths	1			Remodel Rating			
Extra Fixtures	5			Year Remodeled			
Total Rooms	11			Dep %			11
Bath Style	G		GOOD	Functional Obslnc			
Kitchen Style	V		V GOOD	External Obslnc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12			Overall % Cond			89
Bsmt Garage				Apprais Val			503,100
Units	1			Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality	2			Misc Imp Ovr			0
Fireplaces	3			Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
11	POOL I-V	OB	Outbuilding	L	512	29.00	1995	A		GD	70	10,400
GEN	GENERATOR			B	1	0.00	2003	A	1	AV	0	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	2,709		18.24	49,423
FFL	1ST FLOOR	2,709	2,709		91.19	247,024
GAR	GARAGE	0	875		36.47	31,915
HST	HALF STORY	350	700		45.59	31,915
OPF	OPEN PORCH	0	71		8.99	638
SFL	2ND FLOOR	2,103	2,103		91.19	191,765
UHS	UNFIN HALF STORY	0	175		27.62	4,833
WDK	WOOD DECK	0	605		12.81	7,751
Ttl. Gross Liv/Lease Area:		5,162	9,947	6,199		565,266

