

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT																
MCQUILLAN DEBRA C MCQUILLAN ALAN A 47 LYNWOOD RD EAST LONGMEADOW, MA 01028 Additional Owners:						1	TYPCL					Description		Code	Appraised Value		Assessed Value											
										RESIDENTL.	101	98,100		98,100														
										RES LAND	101	64,000		64,000														
										RESIDENTL.	101	400		400														
SUPPLEMENTAL DATA														Total		162,500		162,500										
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_384481_2857187						Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)															
MCQUILLAN DEBRA C BRYSON DEBRA C, BRYSON DEBRA C FRASCA JOHN T CORRIVEAU				15592/ 552 09182/ 0170 07421/ 0198 06670/ 279 05345/ 0046		12/19/2005 07/11/1995 03/30/1990 10/30/1987 11/23/1982		U	I	100 1 128,000 121,900 0		A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value					
													2015	101	98,100		2014	B	102,300		2013	B	104,500					
													2015	101	64,000		2014	L	63,200		2013	L	63,900					
													2015	101	400		2014	O	500		2013	O	500					
Total:													162,500		Total:		166,000		Total:		168,900							
EXEMPTIONS				OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor												
Year	Type	Description		Amount		Code	Description		Number		Amount		Comm. Int.															
Total:																												
ASSESSING NEIGHBORHOOD														Appraised Bldg. Value (Card) 98,100 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 400 Appraised Land Value (Bldg) 64,000 Special Land Value 0 Total Appraised Parcel Value 162,500 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 162,500														
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch																				
0001/A						101		MF																				
NOTES																												
														VISIT/ CHANGE HISTORY														
														Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	Cd.	Purpose/Result
														16	01/01/1985	MN	Manual Note	0		0		DORMER	05/06/2011			317	14	INSPECTED
														213	01/01/1982	MN	Manual Note	0		0		WOOD STOVE	04/14/2011			317	2	MEASURED
																				274	14	INSPECTED						
																				250	22	MAILER SENT						
																				274	2	MEASURED						
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		RA				9,866	SF	7.91	0.8200	3	1.0000	1.00	MF	1.00		Spec Use	Spec Calc	1.00	6.49	64,000						
Total Card Land Units:								0.23 AC		Parcel Total Land Area:0.23 AC						Total Land Value:						64,000						

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		CAPE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	1.75		1 3/4 Stories	Int vs Ext	B		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	7		BRICK	Code	Description		Percentage
Exterior Wall 2	4		VINYL	101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:			82.14
Interior Floor 2	3		HARDWOOD				
Heat Fuel	1		OIL				
Heat Type	1		FORCED H/A	Replace Cost			148,680
AC Type	01		NONE	AYB			1951
Bedrooms	2			EYB			1980
Full Baths	1			Dep Code			AG
Half Baths	0			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	5			Dep %			34
Bath Style	A			Functional ObsInc			
Kitchen Style	A			External ObsInc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1			% Complete			
Basement Floor	12			Overall % Cond			66
Bsmt Garage				Apprais Val			98,100
Units	1			Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality				Misc Imp Ovr			0
Fireplaces	0			Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	768		16.47	12,650	
EFP	ENCL PORCH	0	144		24.53	3,532	
FFL	1ST FLOOR	768	768		82.14	63,086	
GAR	GARAGE	0	576		32.80	18,893	
HST	HALF STORY	144	288		41.07	11,829	
STG	STORAGE	0	192		32.94	6,325	
TQS	3/4 STORY	360	480		61.61	29,572	
WDK	WOOD DECK	0	240		11.64	2,793	
Ttl. Gross Liv/Lease Area:		1,272	3,456	1,810		148,680	

STG	GAR	24
8		
24	24	24
8	12	12
WDK	12	EFP 12
8		
12	12	12
	20	12
TQS	20	HST 12
FFL		FFL
BMT		BMT
24	24	24
	20	12

