

Property Location: 191 MOUNTAINVIEW RD

MAP ID:48/ 87/ 4/ /

Bldg Name:

State ME:101

Vision ID: 3875

Account #3941

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:11/30/2015 15:53

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 AST LONGMEADOW, MA VISION														
MCGIRR STEPHEN J MCGIRR JOAN C 191 MOUNTAINVIEW RD EAST LONGMEADOW, MA 01028 Additional Owners:				1 TYPCL								Description		Code		Appraised Value		Assessed Value																
												RESIDENTL.		101		201,200		201,200																
												RES LAND		101		97,200		97,200																
												RESIDENTL.		101		3,900		3,900																
SUPPLEMENTAL DATA														Total		302,300		302,300																
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_385520_2853287				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)																					
MCGIRR STEPHEN J IRISH JAMES R + HAWKINS				08929/ 0489 06231/ 231 05573/ 0408		08/31/1994 09/22/1986 02/28/1984		U	I	220,000 146,000 93,500		V.C.	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value											
													2015	101	201,200		2014	B	204,800		2013	B	206,400											
													2015	101	97,200		2014	L	100,400		2013	L	102,200											
													2015	101	3,900		2014	O	4,700		2013	O	4,700											
													Total:		302,300		Total:		309,900		Total:		313,300											
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)201,200 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)3,900 Appraised Land Value (Bldg)97,200 Special Land Value0 Total Appraised Parcel Value302,300 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value302,300																						
Year	Type	Description		Amount		Code	Description		Number	Amount												Comm. Int.												
Total:																																		
ASSESSING NEIGHBORHOOD																																		
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																							
0001/A								101			MG																							
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													
389		11/30/2010		12	REROOF		9,500			0			NVC		12/30/2010				317	15	PERMIT VISIT													
59		04/23/1997		MN	Manual Note		11,550			0			POOL		10/07/2010				311	14	INSPECTED													
145		07/01/1991		MN	Manual Note		45,000			0			ADDITION		10/04/2010				311	2	MEASURED													
															08/28/2002				274	3	MEAS+INSPCTD													
															01/20/1998				200	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			RA				21,184	SF	3.86	1.1900	7	1.0000	1.00	MG	1.00			Spec Use		Spec Calc		1.00	4.59	97,200								
Total Card Land Units:										0.49	AC	Parcel Total Land Area:										0.49	AC	Total Land Value:										97,200

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description		
Style	05		CAPE	#Heat Sys	1		NONE		
Model	01		RESIDENTIAL	Central Vac	0				
Grade	C+		AVG. (+)	FBM Sqft	655				
Stories	1.75		1 3/4 Stories	Int vs Ext	S				
Foundation	1		CONCRETE	MIXED USE					
Exterior Wall 1	4		VINYL	Code	Description		Percentage		
Exterior Wall 2				101	ONE FAM		100		
Roof Structure	1		GABLE						
Roof Cover	1		ASPHALT SH						
Interior Wall 1	1		DRYWALL						
Interior Wall 2				COST/MARKET VALUATION					
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:				85.89	
Interior Floor 2									
Heat Fuel	2		GAS						
Heat Type	1		FORCED H/A	Replace Cost					275,635
AC Type	03		Full	AYB					1961
Bedrooms	4			EYB					1987
Full Baths	3			Dep Code					GD
Half Baths	0			Remodel Rating					
Extra Fixtures	0			Year Remodeled					
Total Rooms	8		Dep %					27	
Bath Style	G	GOOD	Functional Obslnc						
Kitchen Style	G	GOOD	External Obslnc						
Kitchens	1		Cost Trend Factor					1	
Extra Kitchens	0		Condition						
Frame	1	WOOD	% Complete						
Basement Floor	12		Overall % Cond					73	
Bsmt Garage			Apprais Val					201,200	
Units	1		Dep % Ovr					0	
WS Flues	1		Dep Ovr Comment						
FBM Quality	1		Misc Imp Ovr					0	
Fireplaces	1		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
09	POOL A-R SHED/FR	OB	Outbuilding	L	384	12.08	1997	A		GD	70	3,200
02				L	128	7.48	1997	A		GD	70	700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,310		17.18	22,504
EFP	ENCL PORCH	0	185		26.00	4,810
FFL	1ST FLOOR	1,679	1,679		85.89	144,217
GAR	GARAGE	0	484		34.43	16,664
OFP	OPEN PORCH	0	162		8.48	1,374
PAT	PATIO	0	218		4.33	945
TQS	3/4 STORY	780	1,040		64.42	66,998
UHS	UNFIN HALF STORY	0	554		25.74	14,258
WDK	WOOD DECK	0	320		12.08	3,865

Ttl. Gross Liv/Lease Area:		2,459	5,952	3,209	275,635

