Property Location: 85 THOMPKINS AV | MAP ID: 12B/ 42/ 26/ / | Bldg Name: | State Use: 101

Vision ID: 182 | Account #186 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 11/30/2016 14:34

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
MCMAHON WILLIAM J + BRENDA C		1 TYPCL		
85 THOMPKINS AV				
EAST LONGMEADOW, MA 01028				

Additional Owners:

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Field 7
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	
GIS ID: F_379375_2856510	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	127,400	127,400
RES LAND	101	82,100	82,100
RESIDNTL.	101	2,600	2,600
Total		212,100	212,100

1006
AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
MCMAHON WILLIAM J + BRENDA C	11389/ 284	11/30/2000	U	I	1	A
MCMAHON WILLIAM J	09679/ 0585	11/08/1996	U	I	120,000	
BOYD ALMA R	06845/ 0203	05/24/1988	U	I	1	A
BOYD	05712/ 0116	11/06/1984	U	I	0	A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	101	126,100	2015	101	126,100	2014	B	122,400
2016	101	79,700	2015	101	79,700	2014	L	82,300
2016	101	2,600	2015	101	2,600	2014	O	2,700
	Total:	208,400		Total:	208,400		Total:	207,400

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	127,400
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	2,600
Appraised Land Value (Bldg)	82,100
Special Land Value	0
Total Appraised Parcel Value	212,100
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**212,100**

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			101	MA

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
05/28/2004			319	14	INSPECTED
04/05/2004			250	22	MAILER SENT
03/24/2004			316	2	MEASURED
07/22/1992			131	14	INSPECTED
04/01/1992			107	22	MAILER SENT

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 Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	101	ONE FAM	RC				15,000	SF	5.31	1.0300	5	1.0000	1.00	MA	1.00				1.00	5.47	82,100

Total Card Land Units: 0.34 AC | Parcel Total Land Area: 0.34 AC | Total Land Value: 82,100

Property Location: 85 THOMPKINS AV **MAP ID:** 12B/ 42/ 26/ / **Bldg Name:** **State Use:** 101

Vision ID: 182 **Account #** 186 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 11/30/2016 14:34

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	05		CAPE
Model	01		RESIDENTIAL
Grade	C		AVERAGE
Stories	1.75		1 3/4 STORIES
Foundation	1		CONCRETE
Exterior Wall 1	1		WOOD SHING
Exterior Wall 2			
Roof Structure	1		GABLE
Roof Cover	1		ASPHALT SH
Interior Wall 1	2		PLASTER
Interior Wall 2			
Interior Floor 1	4		CARPET
Interior Floor 2	3		HARDWOOD
Heat Fuel	1		OIL
Heat Type	3		FORCED H/W
AC Type	03		FULL
Bedrooms	4		
Full Baths	2		
Half Baths	0		
Extra Fixtures	0		
Total Rooms	7		
Bath Style	A		AVERAGE
Kitchen Style	A		AVERAGE
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor			
Bsmt Garage	1		
Units	1		
WS Flues			
FBM Quality	1		
Fireplaces	2		

CONSTRUCTION DETAIL (CONTINUED)

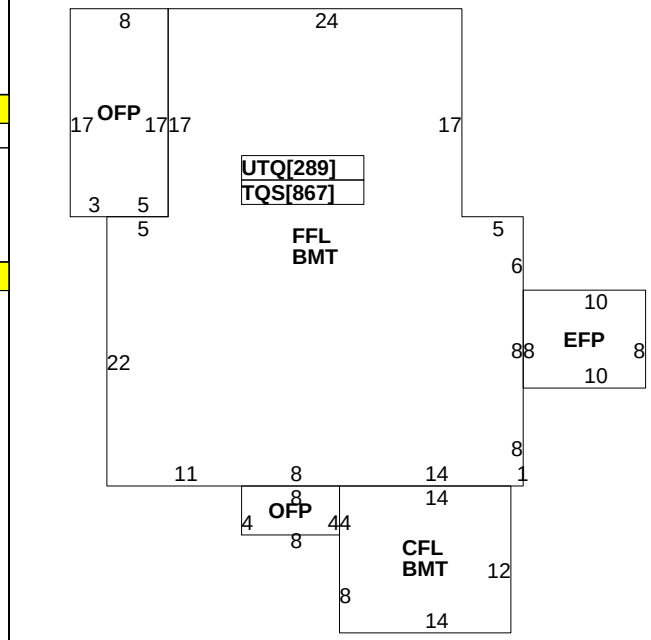
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		NO
FBM Sqft	662		
Int vs Ext	S		SAME

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	86.48
Replace Cost	208,857
AYB	1951
EYB	1975
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	39
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	61
Apprais Val	127,400
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
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
19	PATIO			L	640	5.75	1995	A		GD	70	2,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,324		17.31	22,918
CFL	CATHEDRAL CE	168	168		89.06	14,962
EFP	ENCL PORCH	0	80		25.94	2,076
FFL	1ST FLOOR	1,156	1,156		86.48	99,975
OFP	OPEN PORCH	0	168		8.75	1,470
TQS	3/4 STORY	650	867		64.84	56,214
UTQ	UNFIN TQS	0	289		38.90	11,243
	Ttl. Gross Liv/Lease Area:	1,974	4,052	2,415		208,857