Property Location: 3 THERESA ST | **MAP ID: 46/ 16/ 17/ /** | **Bldg Name:** | **State Use: 101**

Vision ID: 3667 | **Account #3728** | **Bldg #: 1 of 1** | **Sec #: 1 of 1** | **Card 1 of 1** | **Print Date: 12/02/2016 15:00**

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
MCNULTY EILEEN M TR		1 TYPCL		
261 MAPLESHADE AVE				
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_384562_2857142	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	89,900	89,900
RES LAND	101	53,700	53,700
RESIDNTL.	101	5,700	5,700
Total		149,300	149,300

1006
AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
MCNULTY EILEEN M TR	17474/ 366	09/18/2008	U	I	1	A
MCNULTY REALTY TRUST THE,	11488/ 399	01/30/2001	U	I	100	A
MCNULTY LAWRENCE J + JEAN,	02574/ 0599	10/21/1957	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	101	88,900	2015	101	88,900	2014	B	85,100
2016	101	57,900	2015	101	57,900	2014	L	57,100
2016	101	5,700	2015	101	5,700	2014	O	6,600
	Total:	152,500		Total:	152,500		Total:	148,800

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)	89,900
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	5,700
Appraised Land Value (Bldg)	53,700
Special Land Value	0
Total Appraised Parcel Value	149,300
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**149,300**

ASSESSING NEIGHBORHOOD

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

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
04/08/2011			317	2	MEASURED
09/18/2002			250	22	MAILER SENT
09/17/2002			274	2	MEASURED
02/21/1992			170	3	MEAS+INSPCTD
01/16/1981			500	3	MEAS+INSPCTD

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	RA				11,097	SF	7.07	0.7600	3	1.0000	0.90	MF	1.00	CLOC			1.00	4.84	53,700

Total Card Land Units: 0.25 AC | **Parcel Total Land Area:** 0.25 AC | **Total Land Value:** 53,700

Property Location: 3 THERESA ST **MAP ID:** 46/ 16/ 17/ / **Bldg Name:** **State Use:** 101

Vision ID: 3667 **Account #**3728 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/02/2016 15:00

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	05		CAPE
Model	01		RESIDENTIAL
Grade	C		AVERAGE
Stories	1.75		1 3/4 Stories
Foundation	2		CONC BLOCK
Exterior Wall 1	4		VINYL
Exterior Wall 2			
Roof Structure	1		GABLE
Roof Cover	1		ASPHALT SH
Interior Wall 1	2		PLASTER
Interior Wall 2	8		PLYWD PANL
Interior Floor 1	3		HARDWOOD
Interior Floor 2			
Heat Fuel	1		OIL
Heat Type	1		FORCED H/A
AC Type	01		NONE
Bedrooms	3		
Full Baths	1		
Half Baths	1		
Extra Fixtures	0		
Total Rooms	5		
Bath Style	A		AVERAGE
Kitchen Style	A		AVERAGE
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor	12		
Bsmt Garage			
Units	1		
WS Flues			
FBM Quality	1		
Fireplaces	0		

CONSTRUCTION DETAIL (CONTINUED)

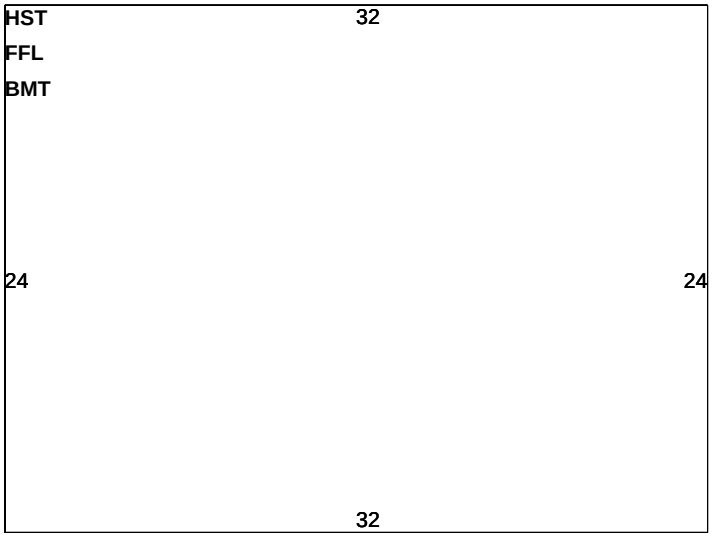
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		NO
FBM Sqft	384		
Int vs Ext	S		

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	104.32
Replace Cost	136,243
AYB	1950
EYB	1980
Dep Code	AG
Remodel Rating	
Year Remodeled	
Dep %	34
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	66
Apprais Val	89,900
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
03	GARAGE	OB	Outbuilding	L	336	28.18	1975	A		AV	60	5,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	768		20.92	16,065
FFL	1ST FLOOR	768	768		104.32	80,118
HST	HALF STORY	384	768		52.16	40,059
	Ttl. Gross Liv/Lease Area:	1,152	2,304	1,306		136,243