

Property Location: 40 SOUTH BEND LN
Vision ID: 4227

Account #4296

MAP ID:53/ 35/ 3/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/02/2016 17:11

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA													
MCGOWAN THOMAS M 40 SOUTH BEND LN EAST LONGMEADOW, MA 01028 Additional Owners:			1 TYPCL			Description	Code	Appraised Value	Assessed Value														
						RESIDENTL.	101	129,000	129,000														
						RES LAND	101	105,800	105,800														
SUPPLEMENTAL DATA						Total				234,800	234,800												
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_388058_2845058			Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#								VISION												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)															
MCGOWAN THOMAS M MURPHY KAREN M MEYER		20754/ 378 06734/ 0381 05547/ 0156	06/19/2015 01/15/1988 12/22/1983	Q U U	I I I	252,400 170,000 0	00 A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value						
								2016	101	127,600		2015	101	126,900	2014	B	122,100						
								2016	101	102,300	2015	101	102,300	2014	L	105,700							
Total:								229,900		Total:		229,200		Total:		227,800							
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 VALUE SUMMARY											
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch															
0001/A						101		MG															
NOTES																							
												Appraised Bldg. Value (Card)					129,000						
												Appraised XF (B) Value (Bldg)					0						
												Appraised OB (L) Value (Bldg)					0						
												Appraised Land Value (Bldg)					105,800						
												Special Land Value					0						
												Total Appraised Parcel Value					234,800						
												Valuation Method:					C						
												Adjustment:					0						
												Net Total Appraised Parcel Value					234,800						
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								
108 144	05/18/2004 01/01/1984	9 MN	ALTERATION Manual Note	2,720 0		0 0		REPLACE SLIDING GL REM+GAR		05/08/2009 04/03/2009 01/10/2005 05/02/2002 07/03/1992			317 317 311 274 131	14 2 15 3 2	INSPECTED MEASURED PERMIT VISIT MEAS+INSPCTD 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				34,224 SF	2.51	1.2300	7	1.0000	1.00	MG	1.00					1.00	3.09	105,800		
Total Card Land Units:							0.79	AC	Parcel Total Land Area:							0.79	AC	Total Land Value:					105,800

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft	420		
Stories	1.00		1 STORY	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	12		BOARD+BATT	Code	Description		Percentage
Exterior Wall 2	8		BRICK VENR	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:			81.52
Interior Floor 2	4		CARPET				
Heat Fuel	1		OIL				
Heat Type	3		FORCED H/W	Replace Cost			211,555
AC Type	01		NONE	AYB			1953
Bedrooms	3			EYB			1980
Full Baths	2			Dep Code			AG
Half Baths	0			Remodel Rating			
Extra Fixtures	1			Year Remodeled			
Total Rooms	6			Dep %			34
Bath Style	A		AVERAGE	Functional Obslnc			
Kitchen Style	A		AVERAGE	External Obslnc			5
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	Overall % Cond			61
Bsmt Garage				Apprais Val			129,000
Units	1			Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality	1			Misc Imp Ovr			0
Fireplaces	2			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

Ttl. Gross Liv/Lease Area:		1,734	5,020	2,595		211,555
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