

CURRENT OWNER										TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT							
MCCARTHY RYAN MCCARTHY JENNIFER 54 SOUTH BROOK RD EAST LONGMEADOW, MA 01028 Additional Owners:																		Description	Code	Appraised Value	Assessed Value	1006 AST LONGMEADOW, M 			

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		YES
Grade	B		GOOD	FBM Sqft			
Stories	2.00		2 Story	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2	16		STONE VENR	101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	4		CARPET	Adj. Base Rate:		93.01	
Interior Floor 2	3		HARDWOOD				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	03		Full				
Bedrooms	5			Replace Cost	344,497		
Full Baths	2			AYB	2001		
Half Baths	1			EYB	2007		
Extra Fixtures	2			Dep Code	GD		
Total Rooms	10			Remodel Rating			
Bath Style	G		GOOD	Year Remodeled			
Kitchen Style	G		GOOD	Dep %	7		
Kitchens	1			Functional Obslnc			
Extra Kitchens	0			External Obslnc			
Frame	1		WOOD	Cost Trend Factor	1		
Basement Floor	12			Condition			
Bsmt Garage	2			% Complete			
Units	1			Overall % Cond	93		
WS Flues				Apprais Val	320,400		
FBM Quality				Dep % Ovr	0		
Fireplaces	2			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
11	POOL I-V	OB	Outbuilding	L	512	29.00	2004	A		GD	70	10,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,757		18.58	32,645
FFL	1ST FLOOR	1,757	1,757		93.01	163,413
OFP	OPEN PORCH	0	35		10.63	372
PAT	PATIO	0	240		4.65	1,116
SFL	2ND FLOOR	958	958		93.01	89,100
TQS	3/4 STORY	588	784		69.76	54,688
WDK	WOOD DECK	0	240		13.18	3,162

Ttl. Gross Liv/Lease Area:		3,303	5,771	3,704		344,497
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