

Property Location: 38 HIGH ST
Vision ID: 2118

Account #2155

MAP ID: 28/ 43/ 35/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/15/2017 11:19

CURRENT OWNER

MCKENNEY CHRISTOPHER A
MCKENNEY EMILY S
38 HIGH ST
EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_381542_2848947

Received
Field 7
Field 8
Field 9
Field 10
ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND
RESIDENTL.

Code
101
101

Appraised Value
120,100
84,500
12,200

Assessed Value
120,100
84,500
12,200

Total

216,800

216,800

1006
38 HIGH ST
EAST LONGMEADOW, MA 01028

VISION

RECORD OF OWNERSHIP

MCKENNEY CHRISTOPHER A
CHRISTOPHER TONY S
THE SECRETARY OF HOUSING,& URBAN DEVELOPMENT
MORTGAGE ELECTRONIC REGISTRATION SYSTEM
GRASSETTI, JAMES
BOYD PATRICIA,

BK-VOL/PAGE
21385/ 48
13448/ 174
13112/ 40
12734/ 468
11447/ 461
11276/ 162

SALE DATE
09/30/2016
08/01/2003
04/16/2003
11/12/2002
12/15/2000
07/23/2000

q/u
Q
U
U
U
U
U

v/i
I
I
I
I
I
I

SALE PRICE
213,500
142,400
1
131,824
120,000
1

V.C.
00
S
L
L
A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2017

101

117,300

2016

101

94,800

2015

101

94,800

2017

101

82,500

2016

101

80,100

2015

101

80,100

2017

101

13,200

2016

101

13,200

2015

101

13,200

Total:

213,000

Total:

188,100

Total:

188,100

EXEMPTIONS

Year
Type
Description
Amount
Code
Description
Number
Amount
Comm. Int.

OTHER ASSESSMENTS

Year
Type
Description
Amount
Code
Description
Number
Amount
Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB
0001/A

NBHD Name

Street Index Name

Tracing
101

Batch
MA

NOTES

BUILDING PERMIT RECORD

Permit ID
201701952
380
350
81

Issue Date
07/01/2017
11/20/2006
10/18/2006
04/15/2005

Type
91
20
17
11

Description
INSULATION
WOOD STOVE
DECK
POOL

Amount
2,300
2,457
6,000
1,200

Insp. Date

% Comp.
0
0
0
0

Date Comp.

Comments
FIREPLACE INSERTED
30' X 20' OFF BACK
21' ABV GRD

VISIT/CHANGE HISTORY

Date
01/23/2017
02/01/2007
02/01/2007
01/06/2006
10/02/2003

Type

IS

ID
317
311
311
311
274

Cd.
16
2
15
15
3

Purpose/Result
FIELDREV CHG
MEASURED
PERMIT VISIT
PERMIT VISIT
MEAS+INSPCTD

LAND LINE VALUATION SECTION

B #
1

Use Code
101

Use Description
ONE FAM

Zone
RC

D

Front

Depth

Units
16,119 SF

Unit Price
5.24

I. Factor
1.0000

S.A.
5

Acre Disc
1.0000

C. Factor
1.00

ST. Idx
MA

Adj.
1.00

Notes- Adj

Special Pricing
Spec Use
Spec Calc

S Adj Fact
1.00

Adj. Unit Price
5.24

Land Value
84,500

Total Card Land Units: 0.37 AC

Parcel Total Land Area: 0.37 AC

Total Land Value: 84,500

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	06		COLONIAL	#Heat Sys	1			
Model	01		RESIDENTIAL	Central Vac	0		NO	
Grade	C		AVERAGE	FBM Sqft				
Stories	2.5			Int vs Ext	S		SAME	
Foundation	2		CONC BLOCK	MIXED USE				
Exterior Wall 1	4		VINYL	Code	Description		Percentage	
Exterior Wall 2				101	ONE FAM		100	
Roof Structure	1		GABLE	COST/MARKET VALUATION				
Roof Cover	1		ASPHALT SH					
Interior Wall 1	2		PLASTER					
Interior Wall 2								
Interior Floor 1	3		HARDWOOD					
Interior Floor 2	4		CARPET	Adj. Base Rate:				98.76
Heat Fuel	2		GAS	Replace Cost				171,547
Heat Type	5		STEAM	AYB				1927
AC Type	01		NONE	EYB				1987
Bedrooms	3			Dep Code				GD
Full Baths	1			Remodel Rating				
Half Baths	1			Year Remodeled				
Extra Fixtures	2			Dep %				30
Total Rooms	6			Functional Obslnc				
Bath Style	A		AVERAGE	External Obslnc				
Kitchen Style	A		AVERAGE	Cost Trend Factor				1
Kitchens	1			Condition				
Extra Kitchens	0			% Complete				
Frame	1		WOOD	Overall % Cond				70
Basement Floor	12		CONCRETE	Apprais Val				120,100
Bsmt Garage				Dep % Ovr				0
Bsmt Garage				Dep Ovr Comment				
Units	1			Misc Imp Ovr				0
WS Flues				Misc Imp Ovr Comment				
FBM Quality				Cost to Cure Ovr				0
Fireplaces	1			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	640	28.18	1930	A		AV	60	10,800
02	SHED/FR			L	128	7.48	1930	A		AV	60	600
02	SHED/FR			L	182	7.48	1930	A		AV	60	800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	676		19.72	13,333	
EFP	ENCL PORCH	0	48		28.81	1,383	
FFL	1ST FLOOR	712	712		98.76	70,317	
OSP	SCRN PORCH	0	112		14.99	1,679	
SFL	2ND FLOOR	676	676		98.76	66,762	
UAT	UNFIN ATTC	0	676		19.72	13,333	
WDK	WOOD DECK	0	344		13.78	4,741	
Ttl. Gross Liv/Lease Area:		1,388	3,244	1,737		171,547	

