

Property Location: 191 MOUNTAINVIEW RD
Vision ID: 3875

Account #3941

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101
Print Date: 12/15/2017 19:20

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 4ST LONGMEADOW, MA VISION	
MCGIRR STEPHEN J MCGIRR JOAN C 191 MOUNTAINVIEW RD EAST LONGMEADOW, MA 01028 Additional Owners:			1 TYPCL			Description	Code	Appraised Value	Assessed Value		
						RESIDENTL.	101	207,400	207,400		
						RES LAND	101	102,500	102,500		
						RESIDENTL.	101	3,900	3,900		
SUPPLEMENTAL DATA						Total				313,800	313,800
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_385520_2853287			Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)										
MCGIRR STEPHEN J IRISH JAMES R + HAWKINS		08929/ 0489	08/31/1994	U	1	220,000		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value		
		06231/ 231	09/22/1986	U	1	146,000		2017	101	203,400	2016	101	201,200	2015	101	201,200		
		05573/ 0408	02/28/1984	U	1	93,500		2017	101	100,600	2016	101	97,200	2015	101	97,200		
								2017	101	3,900	2016	101	3,900	2015	101	3,900		
		Total:								307,900	Total:				302,300		Total:	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)207,400 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)3,900 Appraised Land Value (Bldg)102,500 Special Land Value0 Total Appraised Parcel Value313,800 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value313,800										
Year	Type	Description	Amount	Code	Description	Number	Amount											Comm. Int.
Total:																		
ASSESSING NEIGHBORHOOD																		
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch										
0001/A						101		MG										
NOTES																		

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			
201701427	05/04/2017	17	DECK	10,350		0		12X20 AROUND POOL	12/30/2010			317	15	PERMIT VISIT			
201701248	04/21/2017	54	FENCE	3,300		0			10/07/2010			311	14	INSPECTED			
389	11/30/2010	12	REROOF	9,500		0		NVC	10/04/2010			311	2	MEASURED			
59	04/23/1997	MN	Manual Note	11,550		0		POOL	08/28/2002			274	3	MEAS+INSPCTD			
145	07/01/1991	MN	Manual Note	45,000		0		ADDITION	01/20/1998			200	15	PERMIT VISIT			

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			
																Spec Use	Spec Calc						
1	101	ONE FAM	RA				21,184	SF	4.07	1.1900	7	1.0000	1.00	MG	1.00				1.00	4.84	102,500		
Total Card Land Units:			0.49		AC		Parcel Total Land Area:			0.49		AC		Total Land Value:								102,500	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		CAPE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C+		AVG. (+)	FBM Sqft	655		
Stories	1.75		1 3/4 STORIES	Int vs Ext	S		SAME
Foundation	1		CONCRETE	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	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		92.35	
Interior Floor 2							
Heat Fuel	2		GAS	Replace Cost		296,342	
Heat Type	1		FORCED H/A	AYB		1961	
AC Type	03		FULL	EYB		1987	
Bedrooms	4			Dep Code		GD	
Full Baths	3			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %		30	
Total Rooms	8			Functional Obslnc			
Bath Style	G		GOOD	External Obslnc			
Kitchen Style	G		GOOD	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		70	
Basement Floor	12		CONCRETE	Apprais Val		207,400	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues	1			Misc Imp Ovr		0	
FBM Quality	1			Misc Imp Ovr Comment			
Fireplaces	1			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
09	POOL A-R	OB	Outbuilding	L	384	12.08	1997	A		GD	70	3,200
02	SHED/FR			L	128	7.48	1997	A		GD	70	700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,310		18.47	24,195	
EFP	ENCL PORCH	0	185		27.95	5,171	
FFL	1ST FLOOR	1,679	1,679		92.35	155,051	
GAR	GARAGE	0	484		37.02	17,915	
OPF	OPEN PORCH	0	162		9.12	1,478	
PAT	PATIO	0	218		4.66	1,016	
TQS	3/4 STORY	780	1,040		69.26	72,031	
UHS	UNFIN HALF STORY	0	554		27.67	15,330	
WDK	WOOD DECK	0	320		12.99	4,156	
Ttl. Gross Liv/Lease Area:		2,459	5,952	3,209		296,342	

