

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: 12/15/2017 20:44

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 40 SOUTH BEND LN EAST LONGMEADOW, MA 01028 Additional Owners: VISION				
MCGOWAN THOMAS M							1	TYPCL					Description	Code	Appraised Value	Assessed Value					
													RESIDENTL.	101	130,800	130,800					
													RES LAND	101	107,800	107,800					
SUPPLEMENTAL DATA																					
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#													
												Total		238,600		238,600					

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)									
MCGOWAN THOMAS M LE MCGOWAN THOMAS M MURPHY KAREN M MEYER				21524/ 440 20754/ 378 06734/ 0381 05547/ 0156		01/06/2017 06/19/2015 01/15/1988 12/22/1983		U	1	Q	1	100 252,400 170,000 0	1A 00 A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
														2017	101	129,000	2016	101	127,600	2015	101	126,900
														2017	101	105,800	2016	101	102,300	2015	101	102,300
														Total:		234,800	Total:		229,900	Total:		229,200

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)130,800 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)0 Appraised Land Value (Bldg)107,800 Special Land Value0 Total Appraised Parcel Value238,600 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value238,600								
Year	Type	Description	Amount	Code	Description	Number	Amount									Comm. Int.
Total:																

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					
108	05/18/2004	9	ALTERATION	2,720		0		REPLACE SLIDING GL	05/08/2009			317	14	INSPECTED					
144	01/01/1984	MN	Manual Note	0		0		REM+GAR	04/03/2009			317	2	MEASURED					
									01/10/2005			311	15	PERMIT VISIT					
									05/02/2002			274	3	MEAS+INSPCTD					
									07/03/1992			131	2	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				
																	Spec Use	Spec Calc								
1	101	ONE FAM	RA				34,224 SF	2.65	1.1900	7	1.0000	1.00	MG	1.00						1.00	3.15	107,800				
Total Card Land Units:								0.79	AC	Parcel Total Land Area:								0.79	AC	Total Land Value:						107,800

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:			86.87
Interior Floor 2	4		CARPET				
Heat Fuel	1		OIL				
Heat Type	3		FORCED H/W	Replace Cost			225,439
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 %			37
Bath Style	A		AVERAGE	Functional ObsInc			
Kitchen Style	A		AVERAGE	External ObsInc			5
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	Overall % Cond			58
Bsmt Garage				Apprais Val			130,800
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,096		17.36	19,025	
FFL	1ST FLOOR	1,734	1,734		86.87	150,640	
GAR	GARAGE	0	1,292		34.76	44,914	
OPF	OPEN PORCH	0	28		9.31	261	
WDK	WOOD DECK	0	870		12.18	10,599	
Ttl. Gross Liv/Lease Area:		1,734	5,020	2,595		225,439	

