

Property Location: 85 THOMPCKINS AV
Vision ID: 182

Account #186

MAP ID: 12B/ 42/ 26/ /

Bldg Name:

State Use: 101

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/06/2018 09:35

CURRENT OWNER

MCMAHON WILLIAM J + BRENDA C

85 THOMPCKINS AV

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

RESIDENTL.

Total

Code

101

101

101

227,000

Appraised Value

140,200

84,200

2,600

227,000

Assessed Value

140,200

84,200

2,600

227,000

1006

4ST LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

MCMAHON WILLIAM J + BRENDA C

11389/ 284

11/30/2000

U

1

1

A

MCMAHON WILLIAM J

09679/ 0585

11/08/1996

U

1

120,000

BOYD ALMA R

06845/ 0203

05/24/1988

U

1

1

A

BOYD

05712/ 0116

11/06/1984

U

1

0

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2018

101

129,900

2017

101

127,400

2016

101

126,100

2018

101

84,200

2017

101

82,100

2016

101

79,700

2018

101

2,600

2017

101

2,600

2016

101

2,600

Total:

216,700

Total:

212,100

Total:

208,400

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MA

NOTES

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

140,200

0

2,600

84,200

0

227,000

C

0

227,000

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

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

RC

15,000

SF

5.61

1.0000

5

1.0000

1.00

MA

1.00

Spec Use

Spec Calc

1.00

5.61

84,200

Total Card Land Units:

0.34

AC

Parcel Total Land Area:

0.34

AC

Total Land Value:

84,200

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		AVERAGE	FBM Sqft	662			
Stories	1.75		1 3/4 STORIES	Int vs Ext	S		SAME	
Foundation	1		CONCRETE	MIXED USE				
Exterior Wall 1	1		WOOD SHING	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	4		CARPET					
Interior Floor 2	3		HARDWOOD	Adj. Base Rate:				97.58
Heat Fuel	1		OIL	Replace Cost				246,011
Heat Type	3		FORCED H/W	AYB				1951
AC Type	03		FULL	EYB				1975
Bedrooms	4			Dep Code				AV
Full Baths	2			Remodel Rating				
Half Baths	0			Year Remodeled				
Extra Fixtures	0			Dep %				43
Total Rooms	7			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				57
Basement Floor				Apprais Val				140,200
Bsmt Garage	1			Dep % Ovr				0
Units	1			Dep Ovr Comment				
WS Flues				Misc Imp Ovr				0
FBM Quality	1			Misc Imp Ovr Comment				
Fireplaces	2			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
19	PATIO			L	640	5.75	1995	A		GD	70	2,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,324		19.53	25,860
CFL	CATHEDRAL CE	168	168		100.49	16,882
EFP	ENCL PORCH	0	216		29.37	6,343
FFL	1ST FLOOR	1,156	1,156		97.58	112,808
OFF	OPEN PORCH	0	32		9.15	293
TQS	3/4 STORY	650	867		73.16	63,430
UTQ	UNFIN TQS	0	289		43.90	12,686
WDK	WOOD DECK	0	566		13.62	7,709
Ttl. Gross Liv/Lease Area:		1,974	4,618	2,521		246,011

