

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: 12/07/2018 13:21

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 4ST LONGMEADOW, MA 01028 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	224,000	224,000		
						RES LAND	101	102,500	102,500		
						RESIDENTL.	101	5,100	5,100		
SUPPLEMENTAL DATA						Total				331,600	331,600
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 06231/ 231 05573/ 0408	08/31/1994 09/22/1986 02/28/1984	U U U	1 1 1	220,000 146,000 93,500		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
									2018	101	207,400	2017	101	203,400	2016	101	201,200
									2018	101	102,500	2017	101	100,600	2016	101	97,200
									2018	101	3,900	2017	101	3,900	2016	101	3,900
									Total:			313,800	Total:	307,900	Total:	302,300	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 224,000 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 5,100 Appraised Land Value (Bldg) 102,500 Special Land Value 0 Total Appraised Parcel Value 331,600 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 331,600				
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	02/28/2018	100	02/28/2018	12X20 AROUND POOL	02/28/2018			333	15	PERMIT VISIT			
201701248	04/21/2017	54	FENCE	3,300		0			12/30/2010			317	15	PERMIT VISIT			
389	11/30/2010	12	REROOF	9,500		0		NVC	10/07/2010			311	14	INSPECTED			
59	04/23/1997	MN	Manual Note	11,550		0		POOL	10/04/2010			311	2	MEASURED			
145	07/01/1991	MN	Manual Note	45,000		0		ADDITION	08/28/2002			274	3	MEAS+INSPCTD			

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	RA				21,184 SF	4.07	1.1900	7	1.0000	1.00	MG	1.00		Spec Use	Spec Calc	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:		99.73	
Interior Floor 2							
Heat Fuel	2		GAS	Replace Cost		320,022	
Heat Type	1		FORCED H/A	AYB		1961	
AC Type	03		FULL	EYB		1988	
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		224,000	
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
22	WOOD DK			L	216	9.20	2017	A		AV	60	1,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,310		19.95	26,128	
EFP	ENCL PORCH	0	185		30.19	5,585	
FFL	1ST FLOOR	1,679	1,679		99.73	167,441	
GAR	GARAGE	0	484		39.97	19,347	
OPF	OPEN PORCH	0	162		9.85	1,596	
PAT	PATIO	0	218		5.03	1,097	
TQS	3/4 STORY	780	1,040		74.79	77,787	
UHS	UNFIN HALF STORY	0	554		29.88	16,555	
WDK	WOOD DECK	0	320		14.02	4,488	
Ttl. Gross Liv/Lease Area:		2,459	5,952	3,209		320,022	

