

Property Location: 28 GREENWICH RD
Vision ID: 4452

Account #4524

MAP ID:59/ 25/ 7/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/07/2018 16:00

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT						1006 4ST LONGMEADOW, MA VISION										
MACKECHNIE JEFFREY D MACKECHNIE WENDY S 28 GREENWICH RD EAST LONGMEADOW, MA 01028 Additional Owners:							1 TYPCL						Description		Code		Appraised Value						Assessed Value						
													RESIDENTL.		101		201,500						201,500						
													RES LAND		101		123,200						123,200						
													RESIDENTL.		101		400						400						
SUPPLEMENTAL DATA																													
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_388947_2856241								Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																					
Total												325,100						325,100											
RECORD OF OWNERSHIP					BK-VOL/PAGE			SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)														
MACKECHNIE JEFFREY D MACKECHNIE					07049/ 0279 05435/ 0287			12/16/1988 05/13/1983		U	1	203,000 115,000		V.C.	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value				
															2018	101	186,500		2017	101	182,800		2016	101	180,900				
															2018	101	123,200		2017	101	132,700		2016	101	128,500				
															2018	101	11,700		2017	101	11,700		2016	101	11,700				
															Total:		321,400		Total:		327,200		Total:		321,100				
EXEMPTIONS					OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)201,500 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)400 Appraised Land Value (Bldg)123,200 Special Land Value0 Total Appraised Parcel Value325,100 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value325,100														
Year	Type	Description			Amount		Code	Description			Number	Amount		Comm. Int.															
ASSESSING NEIGHBORHOOD																													
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch																		
0001/A								101			NV																		
NOTES																													
POOL REMOVED 5/2018																													
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					
																		05/22/2018				250	4	INFO AT DOOR					
																		05/18/2018				333	2	MEASURED					
																		01/16/2009				317	14	INSPECTED					
																		07/24/2008				250	P1	PHONE MESSAG					
																		06/13/2008				317	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				26,656 SF		3.30	1.4000	9	1.0000	1.00	NV	1.00								1.00	4.62	123,200		
Total Card Land Units:					0.61		AC	Parcel Total Land Area:					0.61 AC					Total Land Value:										123,200	

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+		AVG. (+)	FBM Sqft	581						
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				Adj. Base Rate:				102.85			
Interior Floor 1	4		CARPET	ONE FAM							
Interior Floor 2	3		HARDWOOD								
Heat Fuel	1		OIL								
Heat Type	3		FORCED H/W								
AC Type	01		NONE								
Bedrooms	4										
Full Baths	3										
Half Baths	0										
Extra Fixtures	2										
Total Rooms	7										
Bath Style	A		AVERAGE								
Kitchen Style	A		AVERAGE								
Kitchens	1										
Extra Kitchens	0										
Frame	1		WOOD								
Basement Floor	12		CONCRETE								
Bsmt Garage											
Units	1										
WS Flues											
FBM Quality	1										
Fireplaces	2										
								Replace Cost			287,787
								AYB			1956
								EYB			1988
								Dep Code			GD
								Remodel Rating			
								Year Remodeled			
				Dep %			30				
				Functional ObsInc							
				External ObsInc							
				Cost Trend Factor			1				
				Condition							
				% Complete							
				Overall % Cond			70				
				Apprais Val			201,500				
				Dep % Ovr			0				
				Dep Ovr Comment							
				Misc Imp Ovr			0				
				Misc Imp Ovr Comment							
				Cost to Cure Ovr			0				
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BUILDING SUB-AREA SUMMARY SECTION												
Code	Description		Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value					
BMT	BASEMENT		0	1,162		20.54	23,862					
FFL	1ST FLOOR		1,108	1,108		102.85	113,963					
GAR	GARAGE		0	506		41.06	20,777					
OFP	OPEN PORCH		0	76		10.83	823					
OSP	SCRN PORCH		0	192		15.54	2,983					
PAT	PATIO		0	160		5.14	823					
TQS	3/4 STORY		1,211	1,614		77.17	124,557					

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PAT	PATIO	0	160		5.14	823
TQS	3/4 STORY	1,211	1,614		77.17	124,557
Ttl. Gross Liv/Lease Area:		2,319	4,818	2,798		287,787

