

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
MCCANDLISH EDWARD C MCCANDLISH CHRISTIANNE F 75 FAIRVIEW STREET EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	125100		125,100														
												RES LAND		101	85500		85,500														
				DRAINAGE				VIEW		COMMUNITY																					
				SUPPLEMENTAL DATA																											
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																							
GIS ID F_379407_2854492												Total		210,600		210,600															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
MCCANDLISH EDWARD C MCDONAGH JEROME W + COLLEEN B, CRUZ DOMINGA TORRES STEPHEN CALO DOMINGAA				16895 0018		08-29-2007		U		I		215,000		1 1A		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed				
				09960 0081		08-12-1997		U		I		117,000				2019		101	121,800	2018		101	112,800	2017		101	102,700				
				09828 0480		04-16-1997		U		I		96,602						101	83,000			101	83,000			101	81,000				
				07167 0326		05-15-1989		U		I		130,000																			
				07105 0241		02-27-1989		U		I		1						Total	204800	Total		195800	Total		183700						
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor															
Year		Code		Description		Amount		Code		Description		YEAR		Amount												Comm Int					
				Total		0.00																									
ASSESSING NEIGHBORHOOD																															
Nbhd				Nbhd Name				B				Tracing				Batch															
0001								101				MA																			
NOTES																															
SUB DIV # 565 + 573														Appraised BLDG. Value (Card) 125,100																	
														Appraised Xf (B) Value (Bldg) 0																	
														Appraised Ob (B) Value (Bldg) 0																	
														Appraised Land Value (Bldg) 85,500																	
														Special Land Value 0																	
														Total Appraised Parcel Value 210,600																	
														Valuation Method C																	
														Adjustment																	
														Net Total Appraised Parcel Value 210,600																	
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			
201802222 282		06-22-2018		7		REMODEL		7,500		05-22-2019		100		05-22-2019		BATH NVC		05-22-2019						334		15		PERMIT VISIT			
		10-22-2003		12		REROOF		1,700								NVC		12-29-2016						317		2		MEASURED			
																		05-28-2004						319		14		INSPECTED			
																		03-22-2004						316		2		MEASURED			
																				01-27-2004						311		15		PERMIT VISIT	
																				04-24-1992						131		3		MEAS+INSPCTD	
																				04-02-1992						107		22		MAILER SENT	
LAND LINE VALUATION SECTION																															
B	Use Co	Description		Zone	D	Fronta	Depth	Land Units		Unit Price		I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes		Special Pricing			Size A	Adj Unit Pric		Land Value					
1	101	ONE FAM		RC				11,738	SF	7.28	1.000	5	LAND	1.00	MA	1.00					0		1.000	7.28	85,500						
Total Card Land Units								0.269	AC	Parcel Total Land Area: 0.2695								Total Land Value								85,500					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		90.38
Interior Floor 1	4	CARPET	RCN		198,581
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1960
Heat Type	3	FORCED H/W	Effective Year Built		1981
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	2		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	4		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		125,100
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1056		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,320		21.51	28,399	
FFL	1ST FLOOR	1,320	1,320		107.57	141,997	
GAR	GARAGE	0	550		43.03	23,666	
OFP	OPEN PORCH	0	132		10.59	1,398	
PAT	PATIO	0	184		5.26	968	
STG	STORAGE	0	50		43.03	2,151	
Ttl Gross Liv / Lease Area		1,320	3,556	1,846		198,581	

