

State Use 101
Print Date 12/18/2019 9:19:48 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW							
MCCARTHY MICHAEL B MCCARTHY TERRY A 70 FAIRVIEW ST EAST LONGMEADOW MA 01028 GIS ID F_379277_2854354				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description RESIDNTL. RES LAND RESIDNTL.		Code 101 101 101		Appraised 78600 85900 4200		Assessed 78,600 85,900 4,200									
				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#																			
Total														168,700		168,700											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)														
CBATTS PROPERTIES LLC MCCARTHY MICHAEL B				22564 03577		545 0077		02-25-2019 04-02-1971		Q U	I I	152,000 0		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
															2019	101	80,600	2018	101	75,800	2017	101	75,100				
																101	83,300		101	83,300		101	81,400				
																101	4,200		101	4,200		101	4,200				
Total															168100		Total		163300		Total		160700				
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														APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 78,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 4,200 Appraised Land Value (Bldg) 85,900 Special Land Value 0 Total Appraised Parcel Value 168,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 168,700													
Nbhd		Nbhd Name			B		Tracing		Batch																		
0001							101		MA																		
NOTES																											
BC CONFIRMS BP 201901971 COMP 9/13/19																											
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				
201901971 149		05-31-2019 06-01-1989		7 MN	REMODEL Manual Note		13,000 32,000				0			KITCHEN & BATH ADDN		12-29-2016 05-04-2004 04-02-2004 03-22-2004 04-16-1992 04-01-1992 10-10-1990					317 318 250 311 131 107 131	2 14 22 2 14 2 2	MEASURED INSPECTED MAILER SENT MEASURED INSPECTED MEASURED MEASURED				
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				12,877		SF	6.67	1.000	5	LAND	1.00	MA	1.00			0			1.000	6.67	85,900		
Total Card Land Units								0.296	AC	Parcel Total Land Area: 0.2956								Total Land Value								85,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2	2	PLASTER	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		82.55
Interior Floor 2	4	CARPET	RCN		137,905
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1918
AC Type	01	NONE	Effective Year Built		1975
Bedrooms	3		Depreciation Code		AV
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		43
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		57
Extra Kitchen St			RCNLD		78,600
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	1		Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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
03	GARAGE	OB	Outbuildi	L	280	28.18	1940	50	0.00	FR	F	0.90	3,600
02	SHED/FR			L	140	7.48	1940	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	528		19.80	10,456	
CFL	CATHEDRAL CE	320	320		101.73	32,553	
CRL	CRAWL	0	320		4.93	1,578	
EFP	ENCL PORCH	0	72		30.14	2,170	
FFL	1ST FLOOR	528	528		98.64	52,084	
TQS	3/4 STORY	396	528		73.98	39,063	
Ttl Gross Liv / Lease Area		1,244	2,296	1,398		137,905	

