

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
MCCARTHY RYAN M 5 REDIN DR EAST LONGMEADOW MA 01028 GIS ID F_382137_2841958												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	121900		121,900										
												RES LAND		101	100900		100,900										
				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			222,800		222,800										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
MCCARTHY RYAN M MCCARTHY MICHAEL F MCCARTHY MICHAEL F MCCARTHY MICHAEL R BENEDICT KRIS A				21331	0149	08-29-2016	U	I			135,000	1A	2019	101	Assessed 118,500 97,900	2018	101	Assessed 118,200 97,900	2017	101	Assessed 115,000 96,100						
				21247	0529	07-01-2016	U	I			100	1A															
				21036	0363	01-22-2016	U	I			100	1A															
				21036	0361	01-22-2016	U	I			135,000	1															
				19097	0383	01-27-2012	U	I			1	1															
												Total			216400		Total		216100		Total		211100				
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			MG																
NOTES																											
EST TOTAL RENO 2016 SEE DEP												Appraised BLDG. Value (Card) 121,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 100,900 Special Land Value 0 Total Appraised Parcel Value 222,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 222,800															
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									
													06-24-2016			317	15	PERMIT VISIT									
													02-26-2016			105	3	MEAS+INSPCTD									
													12-07-2012			317	2	MEASURED									
													10-02-2002			274	3	MEAS+INSPCTD									
													02-13-1992			105	3	MEAS+INSPCTD									
													11-17-1980			500	3	MEAS+INSPCTD									
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	RA				10,000 SF	8.48	1.190	7	LAND	1.00	MG	1.00			0		1.000	10.09	100,900						
Total Card Land Units							0.230	AC	Parcel Total Land Area: 0.2296							Total Land Value							100,900				

Property Location 5 REDIN DR
Vision ID 2709

Account # 2756

Map ID 32/ 12/ 17/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/18/2019 3:47:11 P

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	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	3	ALUMINUM	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			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	108.55	
Interior Floor 2	3	HARDWOOD	RCN	158,286	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1950	
AC Type	03	FULL	Effective Year Built	1995	
Bedrooms	3		Depreciation Code	GV	
Full Baths	1		Remodel Rating	04	
Half Baths	0		Year Remodeled	2016	
Extra Fixtures	1		Depreciation %	23	
Total Rooms	5		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	77	
Extra Kitchen St			RCNLD	121,900	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		25.27	23,046	
EFB	ENCL PORCH	0	200		37.99	7,598	
FFL	1ST FLOOR	912	912		126.63	115,485	
GAR	GARAGE	0	240		50.65	12,156	
Ttl Gross Liv / Lease Area		912	2,264	1,250		158,286	

