

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT												
MCCOMBE STEVEN M MCCOMBE JENNIFER A 61 HANWARD HL EAST LONGMEADOW MA 01028 GIS ID F_383014_2851541										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	113100				113,100					
												RES LAND		101	85200				85,200					
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	4100				4,100					
				SUPPLEMENTAL DATA								Total		202,400		202,400								
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
MCCOMBE STEVEN M ROBINSON EARL L				20081 03853	0141 0216	10-31-2013 10-01-1973	Q U	I I		179,000 0	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
												2019	101 101 101	110,100 82,600 4,100	2018	101 101 101	102,200 82,600 4,100	2017	101 101 101	103,000 80,700 4,100				
Total		196800		Total		188900		Total		187800														
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) 113,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 4,100 Appraised Land Value (Bldg) 85,200 Special Land Value 0 Total Appraised Parcel Value 202,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 202,400												
Nbhd		Nbhd Name		B		Tracing		Batch																
0001						101		MA																
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		
266 44		10-25-1995 03-01-1992		MN MN	Manual Note Manual Note		15,000 7,000								REMODEL RENOVATION		07-18-2019			334	2	MEASURED		
																	11-30-2012			317	2	MEASURED		
																	11-19-2002			274	3	MEAS+INSPCTD		
																	12-19-1996			200	14	INSPECTED		
																	12-26-1995			107	15	PERMIT VISIT		
																	02-17-1993			131	15	PERMIT VISIT		
02-21-1992	170	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		RC				10,990	SF	7.75	1.000	5	LAND	1.00	MA	1.00				0		1.000	7.75	85,200
Total Card Land Units								0.252	AC	Parcel Total Land Area: 0.2523				Total Land Value								85,200		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		95.72
Interior Floor 2	3	HARDWOOD	RCN		198,461
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1950
AC Type	03	FULL	Effective Year Built		1975
Bedrooms	4		Depreciation Code		AV
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		43
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		57
Extra Kitchen St			RCNLD		113,100
FBM Sqft	432		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			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	240	28.18	1950	60	0.00	AV	A	1.00	4,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		23.23	20,066	
EFB	ENCL PORCH	0	169		35.00	5,916	
FFL	1ST FLOOR	1,020	1,020		115.99	118,311	
HST	HALF STORY	432	864		58.00	50,108	
WDK	WOOD DECK	0	248		16.37	4,060	
Ttl Gross Liv / Lease Area		1,452	3,165	1,711		198,461	

