

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																											
BIRCH HILL REALTY PARTNERS LLC 194 REDFERN DR LONGMEADOW MA 01106												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	115600		115,600																						
												RES LAND		101	90800		90,800																						
				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_383156_2851771												Total		206,400		206,400																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																							
MACKECHNIE JEFF BIRCH HILL REALTY PARTNERS LLC BEHAN KENNETH E + PATRICIA D BEHAN PATRICIA D + THOMAS M BEHAN T BEHAN,JOSEPH C				22691 290		05-31-2019		Q		I		196,000		00		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed														
				20550 0001		12-29-2014		U		I		1		1B		2019		101	112,900	2018	101	104,300	2017	101	104,600														
				20465 0479		10-17-2014		U		I		100		1A				101	88,100		101	88,100		101	86,200														
				16489 0595		02-05-2007		U		I		100		1A				101	200		101	200		101	200														
				13825 0286		12-02-2003		U		I		100		1A																									
														Total		201200		Total		192600		Total		191000															
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												Appraised BLDG. Value (Card) 115,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 90,800 Special Land Value 0 Total Appraised Parcel Value 206,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 206,400																											
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						
235	08-01-1987	MN	Manual Note			20,070																				SUNROOM		07-18-2019			334	3	MEAS+INSPCTD						
																												11-30-2012			317	3	MEAS+INSPCTD						
															11-19-2002			274	3	MEAS+INSPCTD																			
															07-09-1992			131	14	INSPECTED																			
															06-09-1992			107	1	LEFT NOTICE																			
															03-11-1988			130	2	MEASURED																			
															10-02-1980			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	RC				27,110	SF	3.35	1.000	5	LAND	1.00	MA	1.00			0		1.000	3.35	90,800																	
Total Card Land Units							0.622	AC	Parcel Total Land Area: 0.6224							Total Land Value							90,800																

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2	8	PLYWD PANL	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		91.40
Interior Floor 2	6	CERAMIC TL	RCN		202,826
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1952
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	0		Depreciation %		43
Total Rooms	8		Functional Obsol		
Bath Style	P	POOR	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	F	FAIR	% Complete		
Extra Kitchens	0		Overall % Condition		57
Extra Kitchen St			RCNLD		115,600
FBM Sqft			Dep % Ovr		
FBM Quality			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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		20.71	18,892	
EFB	ENCL PORCH	0	128		30.82	3,944	
FFL	1ST FLOOR	1,152	1,152		103.80	119,578	
OPF	OPEN PORCH	0	24		8.65	208	
TQS	3/4 STORY	513	684		77.85	53,250	
WDK	WOOD DECK	0	482		14.43	6,955	
Ttl Gross Liv / Lease Area		1,665	3,382	1,954		202,826	

