

State Use 101
Print Date 12/19/2019 9:43:22 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW									
GARNES GREGORY C MCKENNA CARLA C 28 ST JOSEPH DR EAST LONGMEADOW MA 01028 GIS ID F_384557_2847869				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code	Appraised		Assessed												
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	127900		127,900												
												RES LAND		101	86700		86,700												
												RESIDENTL.		101	11300		11,300												
				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		225,900		225,900											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																
GARNES GREGORY C MCKENNA,MICHAEL A MCKENNA JOHN P + CARLA C, MCKENNA JOHN P + CARLA C				15462 0063		11-01-2005		U	I	126,250		1A	Year	Code	Assessed		Year	Code	Assessed		Year	Code	Assessed						
				12388 0053		06-17-2002		U	I	127,000		1A	2019	101	124,400		2018	101	115,200		2017	101	113,900						
				07770 0592		08-02-1991		U	I	1		1A		101	84,200			101	84,200			101	82,100						
				03694 0357		05-26-1972		U	I	0				101	11,300			101	11,300			101	11,300						
				Total									Total		219900		Total		210700		Total		207300						
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												APPROAISED VALUE SUMMARY											
Nbhd		Nbhd Name			B		Tracing			Batch			Appraised BLDG. Value (Card)								127,900								
0001							101			MA			Appraised Xf (B) Value (Bldg)								0								
										NOTES										Appraised Ob (B) Value (Bldg)								11,300	
YARD ITEMS EST. LOCKED GATE																				Appraised Land Value (Bldg)								86,700	
																				Special Land Value								0	
																				Total Appraised Parcel Value								225,900	
																				Valuation Method								C	
																				Adjustment									
																				Net Total Appraised Parcel Value								225,900	
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						
1787		09-01-1991		MN	Manual Note		15,000							POOL I		11-21-2011					317	14	INSPECTED						
277		01-01-1985		MN	Manual Note									REMODEL		11-21-2011					316	2	MEASURED						
																				11-21-2002					274	14	INSPECTED		
																				11-12-2002					250	22	MAILER SENT		
																				11-07-2002					274	2	MEASURED		
																				07-02-1992					131	14	INSPECTED		
																				06-09-1992					107	1	LEFT NOTICE		
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				15,000 SF		5.78	1.000	5	LAND	1.00	MA	1.00			0			1.000	5.78		86,700				
Total Card Land Units								0.344 AC		Parcel Total Land Area: 0.3444								Total Land Value								86,700			

Property Location 28 ST JOSEPH DR
 Vision ID 3187 Account # 3238

Map ID 39/ 16/ 6/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

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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	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	93.14	
Interior Floor 2	3	HARDWOOD	RCN	203,023	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1955	
AC Type	01	NONE	Effective Year Built	1981	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	F	FAIR	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	127,900	
FBM Sqft	1040		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
11	POOL I-V	OB	Outbuildi	L	648	29.00	1991	60	0.00	AV	A	1.00	11,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,386		21.96	30,431	
EFB	ENCL PORCH	0	80		32.96	2,637	
FFL	1ST FLOOR	1,386	1,386		109.86	152,267	
GAR	GARAGE	0	286		43.79	12,524	
WDK	WOOD DECK	0	336		15.37	5,163	
Ttl Gross Liv / Lease Area		1,386	3,474	1,848		203,023	

