

Property Location		92 INDIAN SPRING RD		Map ID		39/ 28/ 9/ /		Bldg Name		State Use 101		Vision ID		3200		Account #		3251		Bldg #		1		Sec #		1 of 1		Card #		1 of 1		Print Date 12/19/2019 9:45:24 A	
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CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
MACKECHNIE TODD M MACKECHNIE ROSE RENE 92 INDIAN SPRING RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
		DRAINAGE		VIEW	COMMUNITY	RESIDENTL.	101	221400	221,400		
						RES LAND	101	103300	103,300		
						RESIDENTL.	101	2500	2,500		
		SUPPLEMENTAL DATA				Total		327,200	327,200		
GIS ID F_384491_2849372 Mailed		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Assoc Pid#		Received NIA Field 8 Field 9 Field 10							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MACKECHNIE TODD M ZOLLA STEVEN + SANDRA ANN,		10912	0280	09-01-1999	U	I	155,000	2019 101 101 101 Total	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		04169	0387	08-26-1975	U	I	0		2018	101	182,300	2017	101	159,600		
									101	100,100		101	98,500			
									101	2,500		101	2,500			
								Total		317900	Total		284900	Total		260600

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 221,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,500 Appraised Land Value (Bldg) 103,300 Special Land Value 0 Total Appraised Parcel Value 327,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 327,200									
Year	Code	Description	Amount	Code	Description	YEAR	Amount										
Total 0.00																	

ASSESSING NEIGHBORHOOD					
Nbhd	Nbhd Name	B	Tracing	Batch	
0001			101	MG	

NOTES									
EASEMENTS =SEWER + POWERLINE, NOTED POND									

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	
201502792	11-03-2015	4	ADDITION	26,700	05-20-2016	100	05-20-2016	26X30 MSTR BD R	06-18-2018			333	15	PERMIT VISIT	
259	08-12-2010	11	POOL	4,700		100		24` ABOVE GROUND	03-03-2017			317	15	PERMIT VISIT	
227	09-15-1999	17	DECK	1,600		100			06-10-2016			317	14	INSPECTED	
194	09-01-1991	MN	Manual Note	25,000				ADDITION	05-20-2016			317	15	PERMIT VISIT	
									12-20-2010			317	15	PERMIT VISIT	
									02-27-2003			274	14	INSPECTED	
									11-14-2002			250	22	MAILER SENT	

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	RAA				40,000 SF	2.39	1.190	7	LAND	0.90	MG	1.00	ESM1		0		1.000	2.56	102,400	
1	101	ONE FAM	RAA				0.140 AC	7,000.00	1.000	0		0.90	MG	1.00	ESM1		0		1.000	6,300.00	900	
Total Card Land Units							1.058 AC	Parcel Total Land Area: 1.0583							Total Land Value							103,300

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	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			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		80.70
Interior Floor 2			RCN		280,297
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1972
AC Type	03	FULL	Effective Year Built		1997
Bedrooms	3		Depreciation Code		GV
Full Baths	2		Remodel Rating		04
Half Baths	0		Year Remodeled		2015
Extra Fixtures	1		Depreciation %		21
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		79
Extra Kitchen St			RCNLD		221,400
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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
02	SHED/FR			L	80	7.48	1982	60	0.00	AV	A	1.00	400
07	POOLA-C	OB	Outbuildi	L	24	69.00	2010	70	0.00	GD	A	1.00	1,200
22	WOOD DK			L	160	9.20	2010	60	0.00	AV	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,861		18.54	34,504	
FFL	1ST FLOOR	2,361	2,361		92.75	218,988	
GAR	GARAGE	0	493		37.06	18,272	
OPF	OPEN PORCH	0	35		10.60	371	
WDK	WOOD DECK	0	632		12.91	8,162	
Ttl Gross Liv / Lease Area		2,361	5,382	3,022		280,297	

