

State Use 101
Print Date 12/19/2019 10:25:46

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
MCGRATH ANDREW A + LINDA M PO BOX 410 EAST LONGMEADOW MA 01028 GIS ID F_375709_2851907												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.	101	148200		148,200													
												RES LAND	101	87100		87,100													
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.	101	6500		6,500													
				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		241,800		241,800													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
MCGRATH ANDREW A + LINDA M SMITH MICHAEL E + LINDA L SMITH MICHAEL E PORCELLO ANDREW J + THERE CELLA				09879	0461	05-30-1997	U	I	125,500		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
				08683	0479	12-21-1993	U	I	1	2019			101	135,300	2018	101	126,800	2017	101	124,600									
				07788	0532	08-23-1991	U	I	142,500	101			84,500	101	84,500	101	82,400												
				06951	0027	08-31-1988	U	I	151,000	101			6,200	101	6,200	101	6,200												
				05960	0318	12-06-1985	U	I	90	Total			226000	Total		217500	Total		213200										
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)														148,200	
														Appraised Xf (B) Value (Bldg)														0	
														Appraised Ob (B) Value (Bldg)														6,500	
														Appraised Land Value (Bldg)														87,100	
														Special Land Value														0	
Total Appraised Parcel Value														241,800															
Valuation Method														C															
Adjustment																													
Net Total Appraised Parcel Value														241,800															
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											
201801249	04-11-2018	7	REMODEL		30,000		06-10-2019	100	06-10-2019		KITCHEN		06-10-2019			400	14	INSPECTED											
201501780	05-29-2015	3	GARAGE		5,000		06-19-2015	100	06-19-2015		14X24 PRE-FAB ON		05-29-2019			333	15	PERMIT VISIT											
201402783	10-31-2014	9	ALTERATION		2,309		03-19-2015	100	03-19-2015		ENTRY DOOR NVC		06-19-2015			317	15	PERMIT VISIT											
201202097	05-03-2012	9	ALTERATION		11,500						ENTRY DOOR & 3		06-05-2015			317	15	PERMIT VISIT											
285	11-18-2009	25	WINDOWS		2,000						6 REPLACEMENT N		03-19-2015			317	15	PERMIT VISIT											
334	10-23-2007	25	WINDOWS		3,100						7 REPLACEMENT N		07-11-2012			317	15	PERMIT VISIT											
334A	10-21-2005	20	WOOD STOVE		300								01-14-2010			316	15	PERMIT VISIT											
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	RB				16,040 SF	5.43	1.000	5	LAND	1.00	MA	1.00			0		1.000	5.43	87,100								
Total Card Land Units							0.368 AC	Parcel Total Land Area: 0.3682							Total Land Value							87,100							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	18	SPLIT ENT	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage	2		
Grade	C	AVERAGE	#Heat Sys	1.00		
Stories	1.00	1 STORY	Units	1		
Foundation	1	CONCRETE	MIXED USE			
Exterior Wall 1	2	CLAPBOARD	Code	Description		Percentage
Exterior Wall 2	19	TEX 111	101	ONE FAM		100
Roof Structure	1	GABLE				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		109.72	
Interior Floor 1	4	CARPET	RCN		183,015	
Interior Floor 2	3	HARDWOOD	Net Other Adj			
Heat Fuel	1	OIL	Year Built		1985	
Heat Type	1	FORCED H/A	Effective Year Built		1999	
AC Type	03	FULL	Depreciation Code		GD	
Bedrooms	3		Remodel Rating		02	
Full Baths	2		Year Remodeled		2018	
Half Baths	0		Depreciation %		19	
Extra Fixtures	0		Functional Obsol			
Total Rooms	5		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	G	GOOD	Overall % Condition		81	
Extra Kitchens	0		RCNLD		148,200	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	400		Dep Ovr Comment			
FBM Quality	3		Misc Imp Ovr			
Fireplaces	1		Misc Imp Ovr Comment			
WS Flues	1		Cost to Cure Ovr			
Central Vac	0	NO	Cost to Cure Ovr Comment			
Frame	1	WOOD				

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	96	7.48	1998	70	0.00	GD	A	1.00	500
03	GARAGE	OB	Outbuildi	L	288	28.18	2015	70	0.00	GD	A	1.00	5,700
19	PATIO			L	96	5.75	2015	60	0.00	AV	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,041	1,041		139.71	145,434	
LLV	LOWR LEVEL	0	1,008		34.93	35,206	
WDK	WOOD DECK	0	120		19.79	2,375	
Ttl Gross Liv / Lease Area		1,041	2,169	1,310		183,015	

