

State Use 101
Print Date 12/19/2019 10:33:14

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																											
MCNALLY PATRICK H KEATING CATHERINE 23 ST JOSEPH DR EAST LONGMEADOW MA 01028 GIS ID F_384632_2847658				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description RESIDNTL. RES LAND RESIDNTL.		Code 101 101 101		Appraised 109600 86700 13200		Assessed 109,600 86,700 13,200																													
				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#																																							
														Total		209,500		209,500																													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																																		
MCNALLY PATRICK H MCNALLY PATRICK H, MACGILLIVRAY STUART C + RYBINSKI BERNARD E +				13244	0221	06-02-2003	U	I	100		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																											
				08929	0303	08-31-1994	U	I	122,500		2019	101	106,600	2018	101	98,800	2017	101	97,700																												
				08474	0191	06-30-1993	U	I	120,000			101	84,200		101	84,200		101	82,100																												
				02955	0154	06-06-1963	U	I	0			101	13,200		101	13,200		101	13,200																												
														Total		204000		Total		196200		Total		193000																							
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) 109,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 13,200 Appraised Land Value (Bldg) 86,700 Special Land Value 0 Total Appraised Parcel Value 209,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 209,500																													
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	
																														118	06-03-1997	3	GARAGE		8,000					SHED		12-30-2011			317	16	FIELDREV CHG
																														302	11-01-1994	MN	Manual Note		2,500							11-22-2011			316	2	MEASURED
										10-31-2002			274	3	MEAS+INSPCTD																																
											03-18-1999			105	15	PERMIT VISIT																															
												01-16-1998			181	15	PERMIT VISIT																														
												01-31-1995			107	15	PERMIT VISIT																														
												02-25-1992			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		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 23 ST JOSEPH DR
 Vision ID 3482 Account # 3537

Map ID 40/ 20/ 17/ /
 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	5	LINO/VINYL
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	
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	97.44	
Interior Floor 2			RCN	173,907	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1956	
AC Type	01	NONE	Effective Year Built	1981	
Bedrooms	2		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	4		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	109,600	
FBM Sqft	624		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
02	SHED/FR			L	352	7.48	1994	70	0.00	GD	A	1.00	1,800
03	GARAGE	OB	Outbuildi	L	576	28.18	1997	70	0.00	GD	A	1.00	11,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,040		23.11	24,035	
EPF	ENCL PORCH	0	210		34.67	7,280	
FFL	1ST FLOOR	1,184	1,184		115.55	136,815	
OPF	OPEN PORCH	0	28		12.38	347	
WDK	WOOD DECK	0	333		16.31	5,431	
Ttl Gross Liv / Lease Area		1,184	2,795	1,505		173,907	

