

Property Location 4 HERITAGE CR		Map ID 48/ 96/ 12/ /		Bldg Name		State Use 101	
Vision ID 3885		Account # 3951		Bldg # 1		Print Date 12/19/2019 11:46:43	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW
MCALLISTER REGINALD B MCALLISTER CYNTHIA A 4 HERITAGE CR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed	
						RESIDNTL.	101	255900	255,900	
						RES LAND	101	107800	107,800	
						RESIDNTL.	101	1000	1,000	
		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_386364_2854600						Total 364,700 364,700				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCALLISTER REGINALD B MCLAUGHLIN HOME BUILDERS THE ALDER GROUP INC		09716	0514	12-19-1996	U	I	183,900	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		09511	0211	06-05-1996	U	V	53,000		2019	101	249,000	2018	101	233,200	2017	101	224,200
		0000	0000		U		0		101	104,600	101	104,600	101	112,600			
									101	1,000	101	1,000	101	1,000			
		Total						354600		Total		338800		Total		337800	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 255,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,000 Appraised Land Value (Bldg) 107,800 Special Land Value 0 Total Appraised Parcel Value 364,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 364,700									
Total			0.00															

ASSESSING NEIGHBORHOOD					
Nbhd	Nbhd Name	B	Tracing	Batch	
0001			101	NV	

NOTES									
SUB DIV #625)									

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					
140	06-11-1996	MN	Manual Note	140,000				DWELLING-LEFT N	05-11-2018			333	2	MEASURED					
									09-23-2010			311	2	MEASURED					
									09-23-2010			311	2	MEASURED					
									08-28-2002			274	3	MEAS+INSPCTD					
									01-20-1998			200	15	PERMIT VISIT					
									12-26-1996			200	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				40,000 SF	2.39	1.400	9	LAND	0.80	NV	1.00	TOP3		0		1.000	2.68	107,200	
1	101	ONE FAM	RA				0.090 AC	7,000.00	1.000	0		1.00	NV	1.00			0		1.000	7,000.00	600	
Total Card Land Units							1.008 AC	Parcel Total Land Area: 1.0083							Total Land Value							107,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	4	CARPET
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	2	HIP	Percentage		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	84.16	
Interior Floor 2	10	PARQUET	RCN	294,112	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1996	
AC Type	03	FULL	Effective Year Built	2005	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	13	
Total Rooms	8		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	87	
Extra Kitchen St			RCNLD	255,900	
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
19	PATIO			L	160	5.75	1996	70	0.00	GD	A	1.00	600
02	SHED/FR			L	80	7.48	2000	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,003		22.95	23,020	
FFL	1ST FLOOR	1,031	1,031		114.53	118,080	
GAR	GARAGE	0	441		45.71	20,157	
OPF	OPEN PORCH	0	102		11.23	1,145	
SFL	2ND FLOOR	776	776		114.53	88,875	
TQS	3/4 STORY	336	448		85.90	38,482	
WDK	WOOD DECK	0	272		16.00	4,352	
Ttl Gross Liv / Lease Area		2,143	4,073	2,568		294,112	

