

Property Location

165 MOUNTAINVIEW RD

Map ID

49/ 26/ 0/ /

Bldg Name

State Use

101

Vision ID

3917

Account #

3983

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 11:52:10

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
MCGREAL NANCY J 165 MOUNTAINVIEW RD EAST LONGMEADOW MA 01028 GIS ID F_385484_2852707		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed												
										RESIDNTL.	101	170200	170,200												
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	104700	104,700												
										RESIDNTL.	101	21900	21,900												
		SUPPLEMENTAL DATA								Total				296,800		296,800									
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
MCGREAL NANCY J MCGREAL NANCY J,		20021 03860		0572 0200		09-19-2013 10-12-1973		U U		I I		100 0		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
																2019	101	165,500	2018	101	153,000	2017	101	149,700	
																	101	101,400		101	101,400		101	99,400	
																	101	21,900		101	21,900		101	21,900	
														Total		288800		Total		276300		Total		271000	
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) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value 170,200 0 21,900 104,700 0 296,800 C 296,800											
Nbhd		Nbhd Name		B		Tracing		Batch																	
0001						101		MG																	
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										
74+155	01-01-1984	MN	Manual Note					POOL+BATH		05-21-2018			333	2	MEASURED										
										03-02-2010			316	1	LEFT NOTICE										
										07-09-2002			274	3	MEAS+INSPCTD										
										03-20-1992			170	3	MEAS+INSPCTD										
										02-27-1985			500	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				18,368 SF	4.79	1.190	7	LAND	1.00	MG	1.00			0		1.000	5.70	104,700				
							Total Card Land Units	0.422	AC	Parcel Total Land Area:				0.4217								Total Land Value	104,700		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	5	LINO/VINYL
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	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	3	HARDWOOD	Adj Base Rate	87.97	
Interior Floor 2	4	CARPET	RCN	243,203	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1962	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	170,200	
FBM Sqft	456		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	OB	Outbuildi	L	56	7.48	1970	60	0.00	AV	A	1.00	300
11	POOL I-V			L	800	29.00	1984	70	0.00	GD	A	1.00	16,200
23	POOL HSE			L	144	36.80	1984	70	0.00	GD	A	1.00	3,700
14	SCRN HSE			L	162	14.95	1984	70	0.00	GD	A	1.00	1,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		22.05	20,110	
FFL	1ST FLOOR	1,136	1,136		110.50	125,524	
GAR	GARAGE	0	484		44.29	21,436	
OPF	OPEN PORCH	0	48		11.51	552	
TQS	3/4 STORY	684	912		82.87	75,580	
Ttl Gross Liv / Lease Area		1,820	3,492	2,201		243,203	

