

Property Location

95 HILLSIDE DR

Map ID

50/ 7/ 33/ /

Bldg Name

State Use

101

Vision ID

4125

Account #

4192

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 12:27:04

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW								
MACPHAIL DOUGLAS J 95 HILLSIDE DR EAST LONGMEADOW MA 01028 GIS ID F_385022_2851209		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed									
										RESIDNTL.	101	137400	137,400									
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	103500	103,500									
										RESIDNTL.	101	2900	2,900									
		SUPPLEMENTAL DATA								Total				243,800	243,800							
		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)								
MACPHAIL DOUGLAS J DINEEN ,JOHN J JR DINEEN ,JOHN J JR + DOROTHY M DINEEN JOHN J + DOROTHY,		16863 0400		08-13-2007		U I				245,000		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		16377 0216		12-04-2006		U I				1		1A		2019	101	133,700	2018	101	123,900	2017	101	122,100
		12225 0491		02-14-2002		U I				1		1A			101	100,500		101	100,500		101	98,500
		02638 0259		10-21-1958		U I				0					101	2,900		101	1,100		101	1,100
														Total		237100	Total		225500	Total		221700
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		MG														
NOTES																						
														Appraised BLDG. Value (Card) 137,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,900 Appraised Land Value (Bldg) 103,500 Special Land Value 0 Total Appraised Parcel Value 243,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 243,800								
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						
											05-11-2018			333	3	MEAS+INSPCTD						
											09-04-2009			375	2	MEASURED						
											06-18-2002			274	3	MEAS+INSPCTD						
											03-09-1992			170	3	MEAS+INSPCTD						
											12-12-1980			500	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				16,050 SF	5.42	1.190	7	LAND	1.00	MG	1.00		0		1.000	6.45	103,500		
							Total Card Land Units	0.368	AC	Parcel Total Land Area: 0.3685											Total Land Value	103,500

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	AVERAGE	#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			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	90.32	
Interior Floor 2			RCN	218,129	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1960	
AC Type	01	NONE	Effective Year Built	1981	
Bedrooms	4		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	37	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	137,400	
FBM Sqft	624		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	2		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	384	5.75	1967	30	0.00	PR	A	1.00	700
02	SHED/FR			L	96	7.48	1992	60	0.00	AV	A	1.00	400
06	CARPORT			L	384	8.63	2014	60	0.00	AV	F	0.90	1,800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,040		21.51	22,372	
FFL	1ST FLOOR	1,040	1,040		107.56	111,861	
TQS	3/4 STORY	780	1,040		80.67	83,896	
Ttl Gross Liv / Lease Area		1,820	3,120	2,028		218,129	

