

Property Location

40 SOUTH BEND LN

Map ID

53/ 35/ 3/ /

Bldg Name

State Use

101

Vision ID

4227

Account #

4296

Bldg #

1

Sec #

1 of 1

Card #

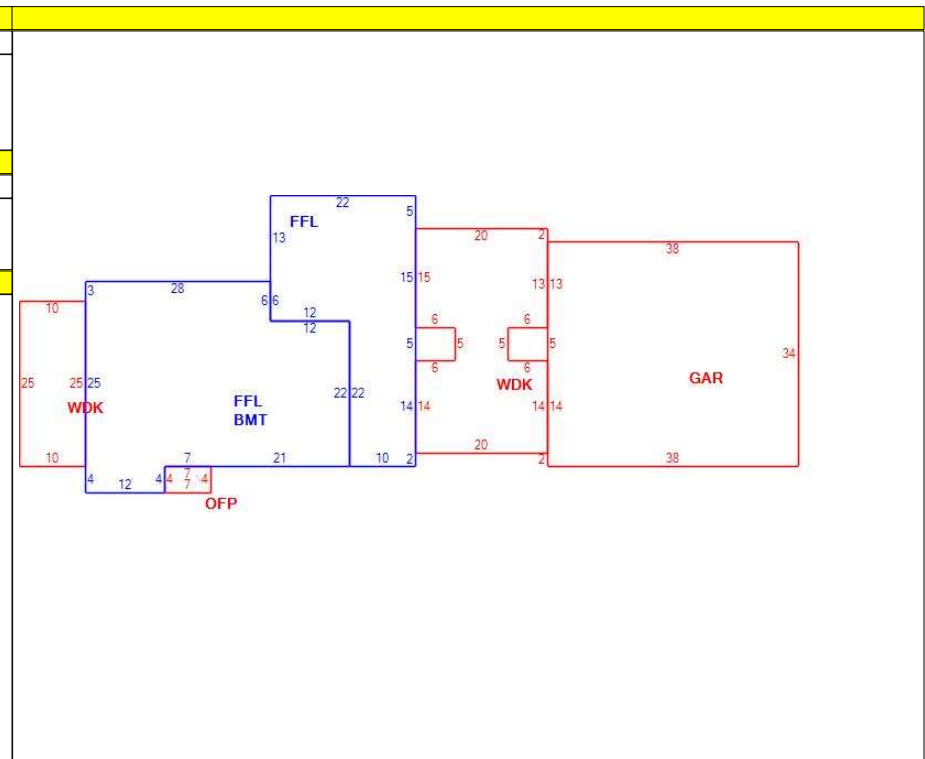
1 of 1

Print Date

12/19/2019 12:44:42

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
MCGOWAN THOMAS M SR LE 40 SOUTH BEND LN EAST LONGMEADOW MA 01028 GIS ID F_388058_2845058		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code				Appraised		Assessed							
										RESIDENTL.		101				145500		145,500							
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101				111200		111,200							
		SUPPLEMENTAL DATA																							
				Alt Prcl ID		Received																			
				SP Permit		NIA																			
				Chapter Land		Field 8																			
				OC Dates		Field 9																			
				In+Ex FY		Field 10																			
				Mailed		Assoc Pid#																			
										Total		256,700		256,700											
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
MCGOWAN THOMAS M SR LE MCGOWAN THOMAS M SR LE MCGOWAN THOMAS M MURPHY KAREN M MEYER		22094 0580		03-15-2018		U I				100		1A		Year		Code		Assessed		Year		Code		Assessed	
		21524 0440		01-06-2017		U I				100		1A		2019		101		141,500		2018		101		130,800	
		20754 0378		06-19-2015		Q I				252,400		00				101		107,800				101		107,800	
		06734 0381		01-15-1988		U I				170,000												101		105,800	
		05547 0156		12-22-1983		U I				0		1A		Total				249300		Total				238600	
														Total						Total				234800	
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									
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)								145,500							
0001						101		MG		Appraised Xf (B) Value (Bldg)								0							
										Appraised Ob (B) Value (Bldg)								0							
										Appraised Land Value (Bldg)								111,200							
										Special Land Value								0							
										Total Appraised Parcel Value								256,700							
										Valuation Method								C							
										Adjustment															
										Net Total Appraised Parcel Value								256,700							
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											
108	05-18-2004	9	ALTERATION	2,720				REPLACE SLIDING	04-03-2018			333	2	MEASURED											
144	01-01-1984	MN	Manual Note					REM+GAR	05-08-2009			317	14	INSPECTED											
201902834		25	WINDOWS	7,796		0		REPLACE 4 WINDO	04-03-2009			317	2	MEASURED											
									01-10-2005			311	15	PERMIT VISIT											
									05-02-2002			274	3	MEAS+INSPCTD											
									07-03-1992			131	2	MEASURED											
									03-29-1985			500	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	RA				34,224 SF	2.73	1.190	7	LAND	1.00	MG	1.00		0		1.000	3.25	111,200					
							Total Card Land Units	0.786	AC	Parcel Total Land Area: 0.7857											Total Land Value	111,200			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
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	12	BOARD+BATT	Code	Description	Percentage
Exterior Wall 2	8	BRICK VENR	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		83.91
Interior Floor 1	3	HARDWOOD	RCN		250,921
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1953
Heat Type	3	FORCED H/W	Effective Year Built		1981
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	1		Functional Obsol		
Total Rooms	6		External Obsol		5
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		58
Extra Kitchens	0		RCNLD		145,500
Extra Kitchen St			Dep % Ovr		
FBM Sqft	420		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	2		Misc Imp Ovr Comment		
WS Flues			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

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,096		19.32	21,176
FFL	1ST FLOOR	1,734	1,734		96.69	167,667
GAR	GARAGE	0	1,292		38.69	49,991
OPF	OPEN PORCH	0	28		10.36	290
WDK	WOOD DECK	0	870		13.56	11,797
Ttl Gross Liv / Lease Area		1,734	5,020	2,595		250,921

