

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
FLYNN SCOTT M BRODERICK LORI A 27 WEDGEWOOD RD EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	169900		169,900														
												RES LAND		101	92700		92,700														
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	14200		14,200														
				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_388188_2858425												Total		276,800		276,800															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
MCLAUGHLIN THOMAS FLYNN SCOTT M TYLER WILLIAM A				22800		496		08-13-2019		Q		I		340,000		00		Year		Code		Assessed		Year		Code		Assessed			
				21875		0552		09-27-2017		Q		I		300,000		00		2019		101		165,600		2018		101		156,200			
				05665		0106		08-09-1984		U		I		0		1A				101		90,300				101		90,300			
																				101		14,200				101		14,200			
																Total		270100		Total		260700		Total		256000					
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		MA																							
NOTES																															
												Appraised BLDG. Value (Card)								169,900											
												Appraised Xf (B) Value (Bldg)								0											
												Appraised Ob (B) Value (Bldg)								14,200											
												Appraised Land Value (Bldg)								92,700											
												Special Land Value								0											
												Total Appraised Parcel Value								276,800											
												Valuation Method								C											
												Adjustment																			
												Net Total Appraised Parcel Value								276,800											
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			
201801851		05-23-2018		91		INSULATION		3,000				0						01-10-2014						317		3		MEAS+INSPCTD			
221		01-01-1984		MN		Manual Note												09-19-2008						317		14		INSPECTED			
																		09-05-2008						317		2		MEASURED			
																		10-15-2001						247		14		INSPECTED			
																		10-01-2001						247		2		MEASURED			
																		03-04-1992						170		3		MEAS+INSPCTD			
																		01-05-1980						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				40,000	SF	2.39	1.000	5	LAND	0.90	MA	1.00		SHP1			0			1.000	2.15	86,000					
1	101	ONE FAM		RA				0.950	AC	7,000.00	1.000	0		1.00	MG	1.00					0			1.000	7,000.00	6,700					
Total Card Land Units								1.868	AC	Parcel Total Land Area:				1.8683													Total Land Value				92,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	09	CONTEMPORY	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	2	CLAPBOARD	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
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		86.74
Interior Floor 2			RCN		239,317
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1984
AC Type	03	FULL	Effective Year Built		1989
Bedrooms	3		Depreciation Code		AV
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
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	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		71
Extra Kitchen St			RCNLD		169,900
FBM Sqft	1056		Dep % Ovr		
FBM Quality	4		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
03	GARAGE	OB	Outbuildi	L	720	28.18	2010	70	0.00	GD	A	1.00	14,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,704		22.26	37,939	
FFL	1ST FLOOR	1,760	1,760		111.26	195,815	
WDK	WOOD DECK	0	360		15.45	5,563	
Ttl Gross Liv / Lease Area		1,760	3,824	2,151		239,317	

