

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
MOYNAHAN JOHN C 53 FOREST HILLS RD EAST LONGMEADOW MA 01028 GIS ID F_388656_2858523												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	86600		86,600											
												RES LAND		101	107200		107,200											
				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#																				
Total												193,800		193,800														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)												
MOYNAHAN JOHN C				05751	0141	01-25-1985	U	I	75,000			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
												2019	101 101	84,300 104,200	2018	101 101	98,800 104,200	2017	101 101	99,600 101,900								
Total												188500		Total		203000		Total		201500								
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)										86,600						
												Appraised Xf (B) Value (Bldg)										0						
												Appraised Ob (B) Value (Bldg)										0						
												Appraised Land Value (Bldg)										107,200						
												Special Land Value										0						
												Total Appraised Parcel Value										193,800						
												Valuation Method										C						
												Adjustment																
												Net Total Appraised Parcel Value										193,800						
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			
																		05-01-2018					333	2	MEASURED			
																		09-12-2008					317	2	MEASURED			
																		10-03-2001					250	22	MAILER SENT			
																		10-01-2001					247	2	MEASURED			
																		03-12-1991					170	3	MEAS+INSPCTD			
																		01-16-1981					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				24,805	SF	3.63	1.190	7	LAND	1.00	MG	1.00				0			1.000	4.32	107,200			
Total Card Land Units								0.569	AC	Parcel Total Land Area: 0.5694								Total Land Value										107,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	21	SPLIT LEVL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		98.42
Interior Floor 2	4	CARPET	RCN		188,224
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1956
AC Type	01	NONE	Effective Year Built		1964
Bedrooms	3		Depreciation Code		FR
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		54
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		46
Extra Kitchen St			RCNLD		86,600
FBM Sqft	506		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	632		23.68	14,963	
FFL	1ST FLOOR	1,280	1,280		118.75	152,004	
LLV	LOWR LEVEL	0	620		29.69	18,407	
OSP	SCRN PORCH	0	160		17.81	2,850	
Ttl Gross Liv / Lease Area		1,280	2,692	1,585		188,224	

