

Account # 4960

Map ID 65/ 1/ 0/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

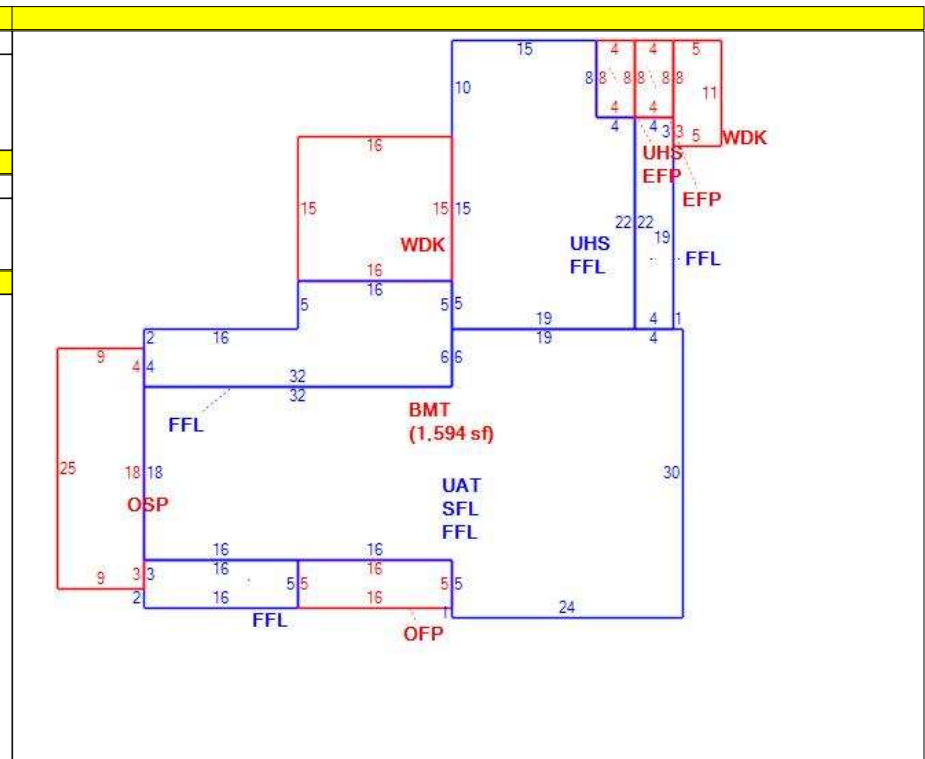
State Use 101
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CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
CALLAHAN MARK E CALLAHAN CHRISTINE D 54 HAMPDEN RD EAST LONGMEADOW MA 01028 GIS ID F_388712_2845995												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	277300		277,300										
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	104000		104,000										
												RESIDNTL.		101	18300		18,300										
				Alt Prcl ID SP Permit Chapter Land OC Dates 11/30/2010 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		399,600		399,600									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
CALLAHAN MARK E BARR MICHAEL L, BROWN BARBARA, BROWN BARBARA				18919 0384		09-19-2011		U		I		390,000		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				17500 0525		10-07-2008		U		I		126,500		1		2019	101	269,500	2018	101	287,800	2017	101	278,800			
				08309 0057		01-14-1993		U		V		1		1			101	101,200		101	101,200		101	99,200			
				P001 5880		01-18-1966		U		I		0					101	18,300		101	18,300		101	18,300			
																Total		389000	Total		407300	Total		396300			
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) 277,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 18,300 Appraised Land Value (Bldg) 104,000 Special Land Value 0 Total Appraised Parcel Value 399,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 399,600											
SUB DIV 1032 FY2009 & FY10 SUB																											
DIV 1038-FY11 SUB 1060 BK OF PLANS																											
354-95 PARCEL (E-R)																											
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						
201203471		11-20-2012		20	WOOD STOVE		4,000					FIREPLACE INSER				07-07-2017			334	2	MEASURED						
375		11-24-2008		7	REMODEL		25,000					OC 11/30/2010 KIT				06-07-2013			317	15	PERMIT VISIT						
																01-07-2011			317	14	INSPECTED						
																12-30-2010			317	15	PERMIT VISIT						
																02-09-2010			316	15	PERMIT VISIT						
																02-12-2009			317	15	PERMIT VISIT						
																05-28-2004			303	2	MEASURED						
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	RAA				40,000	SF	2.39	1.190	7	LAND	1.00	MG	1.00			0	TRF2	0.9	1.000	2.56	102,400				
1	101	ONE FAM	RAA				0.230	AC	7,000.00	1.000	0		1.00	MG	1.00			0			1.000	7,000.00	1,600				
Total Card Land Units							1.148	AC	Parcel Total Land Area: 1.1483							Total Land Value										104,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.50	2 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2	1	WOOD SHING	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		66.51
Interior Floor 2			RCN		334,081
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1811
AC Type	03	FULL	Effective Year Built		2001
Bedrooms	4		Depreciation Code		VG
Full Baths	2		Remodel Rating		04
Half Baths	1		Year Remodeled		2010
Extra Fixtures	0		Depreciation %		17
Total Rooms	10		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		83
Extra Kitchen St			RCNLD		277,300
FBM Sqft			Dep % Ovr		
FBM Quality			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		

MIXED USE		
Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION	
Adj Base Rate	66.51
RCN	334,081
Net Other Adj	
Year Built	1811
Effective Year Built	2001
Depreciation Code	VG
Remodel Rating	04
Year Remodeled	2010
Depreciation %	17
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	83
RCNLD	277,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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
32	BARN/LFT			L	1,06	19.55	1943	50	0.00	FR	F	0.90	9,400
03	GARAGE	OB	Outbuildi	L	528	28.18	1981	60	0.00	AV	A	1.00	8,900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,594		15.12	24,106	
EFP	ENCL PORCH	0	64		22.43	1,436	
FFL	1ST FLOOR	2,274	2,274		75.57	171,839	
OPF	OPEN PORCH	0	80		7.56	605	
OSP	SCRN PORCH	0	225		11.42	2,569	
SFL	2ND FLOOR	1,296	1,296		75.57	97,935	
UAT	UNFIN ATTIC	0	1,296		15.10	19,572	
UHS	UNFIN HALF STORY	0	570		22.67	12,922	
WDK	WOOD DECK	0	295		10.50	3,098	
Ttl Gross Liv / Lease Area		3,570	7,694	4,421		334,081	

