

State Use 101
Print Date 12/20/2019 8:45:05 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
MCADOO DOUGLAS G MCADOO SARAH P 33 PONDVIEW DR EAST LONGMEADOW MA 01028 GIS ID F_386184_2856574												Description		Code	Appraised			Assessed			1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	553400			553,400											
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	170100			170,100											
				SUPPLEMENTAL DATA																									
Alt Prcl ID SP Permit Chapter Land OC Dates 6/7/2018 In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		723,500			723,500												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
MCADOO DOUGLAS G JOSEPH CHAPDELAINE + SONS INC EAST LONGMEADOW GROUP INVENTORS EAST LONGMEADOW GROUP ,INVENTORS EAST LONGMEADOW RETIREMENTLLC ,FA				21777		0558		07-24-2017		U		V		134,900		1P		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				20151		0213		12-30-2013		U		V		250,000		1V		2019	101	539,400	2018	130	165,300	2017	130	142,900			
				19822		0560		05-16-2013		U		V		1		1F			101	165,300									
				19427		0250		09-04-2012		U		I		1		1B													
				16116		0294		08-09-2006		U		V		1,350,000		1		Total	704700	Total	165300	Total	142900						
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 BLDG. Value (Card) 553,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 170,100 Special Land Value 0 Total Appraised Parcel Value 723,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 723,500					
Nbhd		Nbhd Name				B				Tracing				Batch															
0001										130				MG															
NOTES																													
FY15 PLAN 1118 BK PG 368-98 TAKEN FROM PARCEL 58-1-D																													
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	
201702384		09-15-2017		2		DWELLING		640,000		06-07-2018		100		06-07-2018		3673 SF W/3 CAR G		06-07-2018						400		25		OC 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				40,000		SF	2.39	1.750	2	1.00	NS	1.00	WET3							1.000		4.18		167,200	
1	101	ONE FAM		RA				0.830		AC	7,000.00	1.000	0	LAND	0.50	NV													
Total Card Land Units								1.748		AC	Parcel Total Land Area: 1.7483								Total Land Value 170,100										

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	A-	V GOOD-	#Heat Sys	1.00	
Stories	2		Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2	16	STONE 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		65.92
Interior Floor 1	3	HARDWOOD	RCN		559,018
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2017
Heat Type	1	FORCED H/A	Effective Year Built		2017
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	4		Year Remodeled		
Half Baths	1		Depreciation %		1
Extra Fixtures	4		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		99
Extra Kitchens			RCNLD		553,400
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1460		Dep Ovr Comment		
FBM Quality	5		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac			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	1,866		24.00	44,784	
CFL	CATHEDRAL CE	280	280		123.49	34,578	
FFL	1ST FLOOR	1,586	1,586		120.06	190,422	
GAR	GARAGE	0	826		47.97	39,621	
HST	HALF STORY	391	782		60.03	46,945	
OPF	OPEN PORCH	0	184		11.75	2,161	
SFL	2ND FLOOR	1,630	1,630		120.06	195,704	
WDK	WOOD DECK	0	288		16.68	4,803	
Ttl Gross Liv / Lease Area		3,887	7,442	4,656		559,018	

