

State Use 101
Print Date 12/18/2019 10:48:15

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																							
O CALLAGHAN DIANE E PO BOX 917 EAST LONGMEADOW MA 01028 GIS ID F_379525_2850751												Description		Code		Appraised		Assessed																									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		101700		101,700																									
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		83700		83,700																									
												RESIDNTL.		101		4300		4,300																									
				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		189,700		189,700																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
O CALLAGHAN DIANE E MCGURN JOHN P,C/O DIANE O CALLAHAN				19976		0593		08-19-2013		U		I		1		1F		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed									
				02541		0088		05-02-1957		U		I		0						2019		101		81,700		2018		101		75,200		2017		101		75,800							
																				101		81,300		81,300		101		81,300		101		79,400											
																						101		4,300		4,300		101		4,300		101		4,300									
				Total		0.00												Total		167300		Total		160800		Total		159500															
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																											
Year		Code		Description		Amount		Code		Description		YEAR		Amount												Comm Int																	
ASSESSING NEIGHBORHOOD																																											
Nbhd				Nbhd Name				B				Tracing				Batch																											
0001												101				MA																											
NOTES																																											
																Appraised BLDG. Value (Card)										101,700																	
																Appraised Xf (B) Value (Bldg)										0																	
																Appraised Ob (B) Value (Bldg)										4,300																	
																Appraised Land Value (Bldg)										83,700																	
																Special Land Value										0																	
Total Appraised Parcel Value																189,700																											
Valuation Method																C																											
Adjustment																																											
Net Total Appraised Parcel Value																189,700																											
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															
201200805		02-24-2012		12		REROOF		6,500								NVC		07-18-2019						334		2		MEASURED															
																		06-01-2012						317		15		PERMIT VISIT															
																		02-13-2004						311		3		MEAS+INSPCTD															
																		07-13-1992						131		13		MISSED APPT															
																		04-27-1992						107		22		MAILER SENT															
																		07-15-1991						131		2		MEASURED															
																		05-27-1980						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		RC								6,996		SF		11.96		1.000		5		LAND		1.00		MA		1.00				0				1.000		11.96		83,700	
Total Card Land Units																0.161		AC		Parcel Total Land Area: 0.1606										Total Land Value										83,700			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	
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	3	HARDWOOD	Adj Base Rate	95.98	
Interior Floor 2			RCN	178,474	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1955	
AC Type	01	NONE	Effective Year Built	1975	
Bedrooms	3		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	4		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	101,700	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		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	308	28.18	1955	50	0.00	FR	A	1.00	4,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	988		21.06	20,811	
FFL	1ST FLOOR	988	988		105.11	103,847	
HST	HALF STORY	494	988		52.55	51,924	
OSP	SCRN PORCH	0	120		15.77	1,892	
Ttl Gross Liv / Lease Area		1,482	3,084	1,698		178,474	

