

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
CALLAHAN JAMES D CALLAHAN THERESE M 95 PROSPECT ST EAST LONGMEADOW MA 01028 GIS ID F_381118_2849371												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	124800		124,800									
												RES LAND		101	80200		80,200									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	14600		14,600									
				SUPPLEMENTAL DATA								Total		219,600		219,600										
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)													
CALLAHAN JAMES D				03448	0303	08-19-1969	U	I	0			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
												2020	101	117,900	2019	101	115,200	2018	101	105,500						
													101	80,200		101	77,800		101	77,800						
													101	14,600		101	14,600		101	14,600						
Total												212700		Total		207600		Total		197900						
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)								124,800						
												Appraised Xf (B) Value (Bldg)								0						
												Appraised Ob (B) Value (Bldg)								14,600						
												Appraised Land Value (Bldg)								80,200						
												Special Land Value								0						
												Total Appraised Parcel Value								219,600						
												Valuation Method								C						
												Adjustment														
												Net Total Appraised Parcel Value								219,600						
												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			
273 98		11-01-1989		MN	Manual Note		1,800							SHED ADDITION		04-08-2016					317	14	INSPECTED			
		04-01-1987		MN	Manual Note		3,500									01-22-2016					105	2	MEASURED			
								10-07-2003								274	3				MEAS+INSPCTD					
								05-26-1992								131	3				MEAS+INSPCTD					
								04-11-1990								131	15				PERMIT VISIT					
								03-18-1988								130	15				PERMIT 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		RC				21,780	SF	4.09	1.000	5	LAND	1.00	MA	1.00				0	TRF2	0.9	1.000	3.68	80,200	
Total Card Land Units								0.500	AC	Parcel Total Land Area: 0.5000				Total Land Value								80,200				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	Percentage
Exterior Wall 2	1	WOOD SHING	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2	4	SOLID WOOD	Adj Base Rate		79.85
Interior Floor 1	4	CARPET	RCN		178,304
Interior Floor 2	2	SOFTWOOD	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1760
Heat Type	3	FORCED H/W	Effective Year Built		1988
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		70
Extra Kitchens	0		RCNLD		124,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	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
32	BARN/LFT			L	473	19.55	1948	60	0.00	AV	A	1.00	5,500
04	GARAGE/L			L	484	30.48	1989	60	0.00	AV	A	1.00	8,900
40	LEAN-TO			L	56	5.75	1948	60	0.00	AV	G	1.25	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	664		19.73	13,102	
FFL	1ST FLOOR	1,194	1,194		98.51	117,622	
OFP	OPEN PORCH	0	70		9.85	690	
STG	STORAGE	0	16		36.94	591	
TQS	3/4 STORY	453	604		73.88	44,625	
WDK	WOOD DECK	0	122		13.73	1,675	
Ttl Gross Liv / Lease Area		1,647	2,670	1,810		178,304	

