

State Use 101
Print Date 11-03-2020 1:48:44 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																						
MCKENNEY CHRISTOPHER A MCKENNEY EMILY S 38 HIGH ST EAST LONGMEADOW MA 01028 GIS ID F_381542_2848947												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW														
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		141000		141,000																
												RES LAND		101		87000		87,000																
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		12200		12,200																
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																										
														Total		240,200		240,200																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																		
MCKENNEY CHRISTOPHER A CHRISTOPHER TONY S THE SECRETARY OF HOUSING,& URBAN D MORTGAGE ELECTRONIC,REGISTRATION GRASSETTI,JAMES				21385 0048		09-30-2016		Q		I		213,500		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed		
				13448 0174		08-01-2003		U		I		142,400		1S		2020		101		133,600		2019		101		129,900		2018		101		120,100		
				13112 0040		04-16-2003		U		I		1		1L				101		87,000				101		84,500		101		84,500				
				12734 0468		11-12-2002		U		I		131,824		1L				101		12,200				101		12,200		101		12,200				
				11447 0461		12-15-2000		U		I		120,000																						
																Total		232800		Total		226600		Total		216800								
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										APPRaised VALUE SUMMARY																		
Nbhd		Nbhd Name		B		Tracing		Batch										Appraised BLDG. Value (Card)				141,000												
0001						101		MA										Appraised Xf (B) Value (Bldg)				0												
										NOTES								Appraised Ob (B) Value (Bldg)								12,200								
																		Appraised Land Value (Bldg)								87,000								
																		Special Land Value								0								
																		Total Appraised Parcel Value								240,200								
																		Valuation Method								C								
																		Adjustment																
																		Net Total Appraised Parcel Value								240,200								
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						
201701952		07-01-2017		91		INSULATION		2,300				0				FIREPLACE INSER		01-23-2017						317		16		FIELDREV CHG						
380		11-20-2006		20		WOOD STOVE		2,457								30` X 20` OFF BACK		02-01-2007						311		2		MEASURED						
350		10-18-2006		17		DECK		6,000								21` ABV GRD		02-01-2007						311		15		PERMIT VISIT						
81		04-15-2005		11		POOL		1,200										01-06-2006						311		15		PERMIT VISIT						
																		10-02-2003						274		3		MEAS+INSPCTD						
																		03-03-1992						170		3		MEAS+INSPCTD						
																		07-24-1980						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				16,119	SF	5.4	1.000	5	LAND	1.00	MA	1.00				0			1.000	5.4	87,000									
Total Card Land Units																	0.370		AC	Parcel Total Land Area: 0.3700				Total Land Value										87,000

Property Location 38 HIGH ST
Vision ID 2118

Account # 2155

Map ID 28/ 43/ 35/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

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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	2.5		Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		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	101.30	
Interior Floor 2	4	CARPET	RCN	201,458	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built	1927	
AC Type	01	NONE	Effective Year Built	1988	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	30	
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	70	
Extra Kitchen St			RCNLD	141,000	
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		

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	640	28.18	1930	60	0.00	AV	A	1.00	10,800
02	SHED/FR			L	128	7.48	1930	60	0.00	AV	A	1.00	600
02	SHED/FR			L	182	7.48	1930	60	0.00	AV	A	1.00	800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	676		23.16	15,657	
EFB	ENCL PORCH	0	48		33.83	1,624	
FFL	1ST FLOOR	712	712		115.98	82,578	
OSP	SCRN PORCH	0	112		17.60	1,972	
SFL	2ND FLOOR	676	676		115.98	78,403	
UAT	UNFIN ATTC	0	676		23.16	15,657	
WDK	WOOD DECK	0	344		16.18	5,567	
Ttl Gross Liv / Lease Area		1,388	3,244	1,737		201,458	

