

State Use 101
Print Date 11-03-2020 4:05:23 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																															
MACKECHNIE JEFF A 60 HANWARD HILL EAST LONGMEADOW MA 01028 GIS ID F_383156_2851771												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	122100		122,100																										
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	90800		90,800																										
				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		212,900		212,900																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
MACKECHNIE JEFF BIRCH HILL REALTY PARTNERS LLC BEHAN KENNETH E + PATRICIA D BEHAN PATRICIA D + THOMAS M BEHAN T BEHAN,JOSEPH C				22691 290		05-31-2019		Q		I		196,000		00		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																		
				20550 0001		12-29-2014		U		I		1		1B		2020		101	115,600	2019	101	112,900	2018	101	104,300																		
				20465 0479		10-17-2014		U		I		100		1A				101	90,800		101	88,100		101	88,100																		
				16489 0595		02-05-2007		U		I		100		1A							101	200		101	200																		
				13825 0286		12-02-2003		U		I		100		1A				Total		206400	Total		201200	Total		192600																	
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 VALUE SUMMARY Appraised BLDG. Value (Card) 122,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 90,800 Special Land Value 0 Total Appraised Parcel Value 212,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 212,900																											
Nbhd				Nbhd Name				B				Tracing												Batch																			
0001												101												MA																			
NOTES																																											
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															
235		08-01-1987		MN		Manual Note		20,070								SUNROOM		07-18-2019						334		3		MEAS+INSPCTD															
																		11-30-2012						317		3		MEAS+INSPCTD															
																		11-19-2002						274		3		MEAS+INSPCTD															
																		07-09-1992						131		14		INSPECTED															
																		06-09-1992						107		1		LEFT NOTICE															
																		03-11-1988						130		2		MEASURED															
																		10-02-1980						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								27,110		SF		3.35		1.000		5		LAND		1.00		MA		1.00				0				1.000		3.35		90,800	
Total Card Land Units														0.622		AC		Parcel Total Land Area: 0.6224												Total Land Value										90,800			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	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		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2	8	PLYWD PANL	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	97.24	
Interior Floor 2	6	CERAMIC TL	RCN	214,237	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1952	
AC Type	03	FULL	Effective Year Built	1975	
Bedrooms	4		Depreciation Code	AV	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	8		Functional Obsol		
Bath Style	P	POOR	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	F	FAIR	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	122,100	
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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		21.88	19,955	
EFB	ENCL PORCH	0	128		32.55	4,166	
FFL	1ST FLOOR	1,152	1,152		109.64	126,306	
OPF	OPEN PORCH	0	24		9.14	219	
TQS	3/4 STORY	513	684		82.23	56,245	
WDK	WOOD DECK	0	482		15.24	7,346	
Ttl Gross Liv / Lease Area		1,665	3,382	1,954		214,237	

