

State Use 101
Print Date 11-03-2020 5:11:32 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
MCNALLY PATRICK H KEATING CATHERINE 23 ST JOSEPH DR EAST LONGMEADOW MA 01028 GIS ID F_384632_2847658												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	115500		115,500										
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	86700		86,700										
												RESIDNTL.		101	13200		13,200										
				SUPPLEMENTAL DATA										Total		215,400		215,400									
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)											
MCNALLY PATRICK H MCNALLY PATRICK H, MACGILLIVRAY STUART C + RYBINSKI BERNARD E +				13244	0221	06-02-2003	U	I	100		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
				08929	0303	08-31-1994	U	I	122,500			2020	101	109,600	2019	101	106,600	2018	101	98,800							
				08474	0191	06-30-1993	U	I	120,000			101	86,700	101	84,200	101	84,200										
				02955	0154	06-06-1963	U	I	0			101	13,200	101	13,200	101	13,200										
				Total			209500			Total			204000			Total			196200								
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description			Amount		Code	Description			YEAR	Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 115,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 13,200 Appraised Land Value (Bldg) 86,700 Special Land Value 0 Total Appraised Parcel Value 215,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 215,400											
Total			0.00																								
ASSESSING NEIGHBORHOOD																											
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				
202002720		10-06-2020		17	DECK		6,000				0				REPLACE DECK &		12-30-2011				317	16	FIELDREV CHG				
118		06-03-1997		3	GARAGE		8,000										11-22-2011				316	2	MEASURED				
302		11-01-1994		MN	Manual Note		2,500								SHED		10-31-2002				274	3	MEAS+INSPCTD				
																	03-18-1999				105	15	PERMIT VISIT				
																	01-16-1998				181	15	PERMIT VISIT				
																	01-31-1995				107	15	PERMIT VISIT				
																	02-25-1992				170	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	RA				15,000	SF	5.78	1.000	5	LAND	1.00	MA	1.00				0			1.000	5.78	86,700			
Total Card Land Units							0.344	AC	Parcel Total Land Area: 0.3444							Total Land Value 86,700											

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	5	LINO/VINYL
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			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		103.66
Interior Floor 1	4	CARPET	RCN		183,268
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1956
Heat Type	3	FORCED H/W	Effective Year Built		1981
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	2		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	4		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	F	FAIR	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		115,500
Extra Kitchen St			Dep % Ovr		
FBM Sqft	624		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	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
02	SHED/FR			L	352	7.48	1994	70	0.00	GD	A	1.00	1,800
03	GARAGE	OB	Outbuildi	L	576	28.18	1997	70	0.00	GD	A	1.00	11,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,040		24.35	25,329	
EPF	ENCL PORCH	0	210		36.53	7,672	
FFL	1ST FLOOR	1,184	1,184		121.77	144,179	
OPF	OPEN PORCH	0	28		13.05	365	
WDK	WOOD DECK	0	333		17.19	5,723	
Ttl Gross Liv / Lease Area		1,184	2,795	1,505		183,268	

