

State Use 101
Print Date 11-03-2020 5:39:29 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
MCNULTY EILEEN M TR 261 MAPLESHADE AVE EAST LONGMEADOW MA 01028 GIS ID F_384562_2857142												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	107300		107,300												
												RES LAND		101	58300		58,300												
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	5700		5,700												
				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		171,300		171,300											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
MCNULTY EILEEN M TR MCNULTY REALTY TRUST THE, MCNULTY LAWRENCE J + JEAN,				17474		0366		09-18-2008		U I		1 1A		Year		Code	Assessed		Year		Code	Assessed		Year		Code	Assessed		
				11488		0399		01-30-2001		U I		100 1A		2020		101	101,700		2019		101	98,900		2018		101	91,400		
				02574		0599		10-21-1957		U I		0				101	58,300				101	56,600				101	56,600		
																101	5,700				101	5,700				101	5,700		
				Total		0.00										Total		165700		Total		161200		Total		153700			
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												APPROAISED VALUE SUMMARY													
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)								107,300											
0001						101		MF		Appraised Xf (B) Value (Bldg)								0											
				NOTES												Appraised Ob (B) Value (Bldg)								5,700					
																Appraised Land Value (Bldg)								58,300					
																Special Land Value								0					
																Total Appraised Parcel Value								171,300					
																Valuation Method								C					
																Adjustment													
																Net Total Appraised Parcel Value								171,300					
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	
																		04-08-2011						317		2		MEASURED	
																		09-18-2002						250		22		MAILER SENT	
																		09-17-2002						274		2		MEASURED	
																		02-21-1992						170		3		MEAS+INSPCTD	
																		01-16-1981						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		RA				11,097	SF	7.68	0.760	3	LAND	0.90	MF	1.00	CLOC		0		1.000	5.25	58,300						
Total Card Land Units								0.255	AC	Parcel Total Land Area: 0.2548								Total Land Value								58,300			

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	1.75	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	2	PLASTER		0	
Interior Wall 2	8	PLYWD PANL	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		113.25
Interior Floor 2			RCN		170,265
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1950
AC Type	01	NONE	Effective Year Built		1981
Bedrooms	3		Depreciation Code		AG
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		37
Total Rooms	5		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		63
Extra Kitchen St			RCNLD		107,300
FBM Sqft	384		Dep % Ovr		
FBM Quality	1		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	336	28.18	1975	60	0.00	AV	A	1.00	5,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	768		26.14	20,077	
FFL	1ST FLOOR	768	768		130.37	100,125	
HST	HALF STORY	384	768		65.19	50,063	
Ttl Gross Liv / Lease Area		1,152	2,304	1,306		170,265	

