

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
MCLEAN JAMES MCLEAN SHARON M 30 CEDAR HILL RD EAST LONGMEADOW MA 01028 GIS ID F_378465_2851412												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	119800		119,800												
												RES LAND		101	84400		84,400												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1300		1,300												
				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		205,500		205,500													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
MCLEAN JAMES FORTUNE GARY P + CHERYL E				07748		0248		07-08-1991		U		I		125,500				Year		Code		Assessed		Year		Code		Assessed	
				05551		0001		12-30-1983		U		I		64,500				2020		101		102,700		2019		101		99,900	
																		101		84,400		101		101		82,000			
																		101		1,300		101		101		1,300			
																Total		188400		Total		183200		Total		175700			
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) 119,800													
																Appraised Xf (B) Value (Bldg) 0													
																Appraised Ob (B) Value (Bldg) 1,300													
																Appraised Land Value (Bldg) 84,400													
																Special Land Value 0													
																Total Appraised Parcel Value 205,500													
																Valuation Method C													
																Adjustment													
																Net Total Appraised Parcel Value 205,500													
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	
201902559		08-01-2019		21		SIDING		10,300		07-07-2020		100		07-07-2020		OC 9/25/2003		07-07-2020						400		15		PERMIT VISIT	
191		07-29-2003		7		REMODEL		16,900										11-03-2016						317		2		MEASURED	
																		04-02-2004						250		22		MAILER SENT	
																		03-05-2004						311		2		MEASURED	
																		02-03-2004						311		14		INSPECTED	
																		04-01-1992						107		22		MAILER SENT	
																		07-25-1991						131		2		MEASURED	
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				9,018	SF	9.36	1.000	5	LAND	1.00	MA	1.00				0			1.000	9.36	84,400				
Total Card Land Units								0.207	AC	Parcel Total Land Area: 0.2070				Total Land Value										84,400					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
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	
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			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	105.11	
Interior Floor 2			RCN	190,099	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1965	
AC Type	03	FULL	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	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	63	
Extra Kitchen St			RCNLD	119,800	
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
07	POOL A-C	OB	Outbuildi	L	21	69.00	2003	60	0.00	AV	A	1.00	900
02	SHED/FR			L	96	7.48	2000	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,120		24.22	27,122	
FFL	1ST FLOOR	1,288	1,288		121.08	155,954	
WDK	WOOD DECK	0	415		16.92	7,023	
Ttl Gross Liv / Lease Area		1,288	2,823	1,570		190,099	

