

State Use 101
Print Date 11-03-2020 6:45:39 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
MCCLELLAND BRIAN 230 KIBBE RD EAST LONGMEADOW MA 01028 GIS ID F_385788_2850718												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		191800		191,800																	
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		102800		102,800																	
												RESIDNTL.		101		900		900																	
				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		295,500		295,500																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
MCCLELLAND BRIAN HASTINGS JAMES W FERRERO DANIEL J +, PANAIA				21583 0108		02-28-2017		Q		I		318,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed			
				17848 0032		06-17-2009		U		I		283,000		2020		101		186,600		2019		101		181,500		2018		101		165,300					
				06330 0524		12-19-1986		U		I		162,500				101		102,800				101		100,000				101		100,000					
				05795 0567		04-18-1985		U		I		0		1A				101		900				101		900				101		500			
				Total										290300		Total		282400		Total		265800													
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			MG																							
NOTES																																			
																APPROAISED VALUE SUMMARY																			
																Appraised BLDG. Value (Card)										191,800									
																Appraised Xf (B) Value (Bldg)										0									
																Appraised Ob (B) Value (Bldg)										900									
																Appraised Land Value (Bldg)										102,800									
																Special Land Value										0									
Total Appraised Parcel Value										295,500																									
Valuation Method										C																									
Adjustment																																			
Net Total Appraised Parcel Value										295,500																									
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							
201701808		06-16-2017		25		WINDOWS		7,500		05-29-2018		100		05-29-2018		INCL SLIDER DOO		07-02-2018						333		2		MEASURED							
140		06-05-1995		MN		Manual Note		900								POOL		05-29-2018						400		15		PERMIT VISIT							
143		01-01-1985		MN		Manual Note										SFR		09-04-2009						375		2		MEASURED							
																		06-18-2002						274		4		INFO AT DOOR							
																		12-28-1995						107		15		PERMIT VISIT							
																		06-19-1992						131		1		LEFT NOTICE							
																		03-11-1986						500		15		PERMIT VISIT							
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		RAA				40,000		SF	2.39	1.190	7	1.00	MG	1.00						0	2.56		102,400										
1	101	ONE FAM		RAA				0.050		AC	7,000	1.000	0	LAND	1.00	MG	1.00			0 TRF1 0.9			1.000	7,000		400									
Total Card Land Units								0.968		AC	Parcel Total Land Area: 0.9683						Total Land Value								102,800										

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2	8	BRICK VENR	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		93.38
Interior Floor 1	4	CARPET	RCN		242,763
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1985
Heat Type	3	FORCED H/W	Effective Year Built		1997
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		21
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		79
Extra Kitchens	0		RCNLD		191,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			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
19	PATIO			L	140	5.75	1985	60	0.00	AV	A	1.00	500
02	SHED/FR			L	100	7.48	2011	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	1,014		21.92	22,229	
FFL	1ST FLOOR	1,014	1,014		109.50	111,034	
GAR	GARAGE	0	606		43.73	26,499	
OFP	OPEN PORCH	0	24		9.13	219	
TQS	3/4 STORY	756	1,008		82.13	82,783	
Ttl Gross Liv / Lease Area		1,770	3,666	2,217		242,763	

