

State Use 101
Print Date 11-03-2020 7:04:24 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
OSHAUGHNESSY WILLIAM F OSHAUGHNESSY PATRICIA L 43 LEE ST EAST LONGMEADOW MA 01028 GIS ID F_386158_2845062												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	77700		77,700														
												RES LAND		101	105400		105,400														
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	10700		10,700														
				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		193,800		193,800															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
OSHAUGHNESSY WILLIAM F				03160	0412	12-20-1965	U	I		0		Year	Code	Assessed		Year	Code	Assessed		Year	Code	Assessed									
												2020	101	73,500		2019	101	72,600		2018	101	66,600									
													101	105,400			101	102,600													
													101	10,700			101	10,700													
												Total		189600		Total		185900		Total		179900									
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 BLDG. Value (Card) 77,700							
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Xf (B) Value (Bldg) 0																					
0001						101		MG		Appraised Ob (B) Value (Bldg) 10,700																					
NOTES												Appraised Land Value (Bldg) 105,400																			
												Special Land Value 0																			
												Total Appraised Parcel Value 193,800																			
												Valuation Method C																			
												Adjustment																			
												Net Total Appraised Parcel Value 193,800																			
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			
201300041		01-07-2013		GEN		GENERATOR		2,000										07-24-2019						334		2		MEASURED			
																		06-07-2013						317		15		PERMIT VISIT			
																		04-17-2009						317		2		MEASURED			
																		05-21-2002						105		14		INSPECTED			
																		04-26-2002						250		22		MAILER SENT			
																		04-23-2002						274		2		MEASURED			
																		03-04-1992						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				40,000	SF	2.39	1.190	7	LAND	1.00	MG	1.00	SHP3			0	TRF2	0.9	1.000	2.56	102,400						
1	101	ONE FAM		RA				0.580	AC	7,000	1.000	0		0.75	MG	1.00				0			1.000	5,250	3,000						
Total Card Land Units								1.498	AC	Parcel Total Land Area:				1.4983													Total Land Value				105,400

Property Location 43 LEE ST
Vision ID 4221

Account # 4290

Map ID 53/ 3/ 0/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	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	2	CLAPBOARD	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2	1	DRYWALL	Adj Base Rate		92.59
Interior Floor 1	4	CARPET	RCN		123,392
Interior Floor 2	2	SOFTWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1927
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	0		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	4		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		77,700
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	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
03	GARAGE	OB	Outbuildi	L	704	28.18	1943	50	0.00	FR	F	0.90	8,900
06	CARPORT			L	196	8.63	1980	50	0.00	FR	F	0.90	800
06	CARPORT			L	256	8.63	1980	50	0.00	FR	F	0.90	1,000
GEN	GENERATO			B	1	0.00	1981	63	1.00	AV	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	576		21.20	12,212	
EFP	ENCL PORCH	0	128		31.52	4,035	
FFL	1ST FLOOR	576	576		106.19	61,165	
OPF	OPEN PORCH	0	12		8.85	106	
TQS	3/4 STORY	432	576		79.64	45,874	
Ttl Gross Liv / Lease Area		1,008	1,868	1,162		123,392	

