

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																				
MCCARTHY RYAN MCCARTHY JENNIFER 54 SOUTH BROOK RD EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	363400		363,400															
												RES LAND		101	124200		124,200															
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	10400		10,400															
				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#																								
GIS ID F_386730_2840084												Total		498,000		498,000																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																
MCCARTHY RYAN SULLIVAN JOHN F, GARVEY,DANIEL P TRUSTEE FEDERAL DEPOSIT,INSURANCE CORPORA SOUTH MEADOWS INC,				20031		0002		09-25-2013		Q		I		410,000		00		Year		Code	Assessed		Year		Code	Assessed						
				13481		0234		08-12-2003		U		I		415,000				2020		101	348,700		2019		101	339,200		2018		101	329,300	
				10675		0500		03-05-1999		U		V		82,000		1				101	124,200				101	120,600				101	120,600	
				BK-10		0		12-31-1997		U		V		208,000		1L				101	10,400				101	10,400				101	10,400	
				06343		0440		12-30-1986		U		I		1		1B																
				Total												483300		Total		470200		Total		460300								
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 VALUE SUMMARY																
Nbhd		Nbhd Name		B		Tracing		Batch																								
0001						101		NV																								
NOTES																Appraised BLDG. Value (Card) 363,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 10,400 Appraised Land Value (Bldg) 124,200 Special Land Value 0 Total Appraised Parcel Value 498,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 498,000																
SUB DIV #588,589																																
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									
85		04-29-2004		11	POOL		30,000								16` X 32` INGRND		04-17-2018				333	2	MEASURED									
200		08-02-2001		2	DWELLING		250,000								OC 8/11/2003		03-06-2009				317	14	INSPECTED									
																	10-09-2008				317	2	MEASURED									
																	01-10-2005				311	15	PERMIT VISIT									
																	01-27-2004				296	3	MEAS+INSPCTD									
																	02-06-2003				274	15	PERMIT VISIT									
																	12-10-2001				105	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		RAA				40,000		SF		2.39	1.400	9	LAND	0.90	NV	ESM1			0			1.000	3.01	120,400						
1	101	ONE FAM		RAA				0.540		AC		7,000	1.000	0		1.00	NV				0			1.000	7,000	3,800						
Total Card Land Units								1.458		AC		Parcel Total Land Area: 1.4583				Total Land Value										124,200						

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	2	
Grade	B	GOOD	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE			
Exterior Wall 1	4	VINYL	MIXED USE		
Exterior Wall 2	16	STONE VENR	Code	Description	
Roof Structure	1	GABLE	101	ONE FAM	Percentage
Roof Cover	1	ASPHALT SH			100
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	77.11	
Interior Floor 2	3	HARDWOOD	RCN	408,367	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2001	
AC Type	03	FULL	Effective Year Built	2007	
Bedrooms	5		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	11	
Total Rooms	10		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	89	
Extra Kitchen St			RCNLD	363,400	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	2		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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
11	POOL I-V	OB	Outbuildi	L	512	29.00	2004	70	0.00	GD	A	1.00	10,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,757		21.93	38,531	
FFL	1ST FLOOR	1,757	1,757		109.78	192,877	
OFP	OPEN PORCH	0	35		12.55	439	
PAT	PATIO	0	560		5.49	3,074	
SFL	2ND FLOOR	958	958		109.78	105,166	
TQS	3/4 STORY	588	784		82.33	64,548	
WDK	WOOD DECK	0	240		15.55	3,732	
Ttl Gross Liv / Lease Area		3,303	6,091	3,720		408,367	

