

Property Location 15 ANGELA LN		Map ID 89/ 55/ 7A/ I		Bldg Name		State Use 101	
Vision ID 5973		Account # 6055		Bldg # 1		Print Date 11-04-2020 10:45:34	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
MCCOLGAN PATRICK J JR MCCOLGAN LYNN M 15 ANGELA LN EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	292100	292,100		
						RES LAND	101	106900	106,900		
						RESIDNTL.	101	600	600		
		DRAINAGE		VIEW	COMMUNITY						
		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_393753_2847929						Total				399,600	399,600

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCCOLGAN PATRICK J JR SOCHA DIANE E, SOCHA,DIANE E CARLSON FORREST S + SUE S, GOODWIN CHRISTINE M		19748	0248	03-28-2013	Q	I	375,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		13086	0063	04-01-2003	U	I	1	1A	2020	101	280,200	2019	101	272,500	2018	101	252,000
		13072	0012	03-05-2003	U	I	342,000			101	106,900		101	103,700		101	103,700
		09157	0348	06-16-1995	U	I	229,900	1		101	600		101	600		101	600
		09027	0315	12-28-1994	U	V	60,000		Total		387700	Total		376800	Total		356300

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 292,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 600 Appraised Land Value (Bldg) 106,900 Special Land Value 0 Total Appraised Parcel Value 399,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 399,600									
Total			0.00															

ASSESSING NEIGHBORHOOD									
Nbhd		Nbhd Name		B		Tracing		Batch	
0001						101		NG	

NOTES									
SUB DIV 670 + 722 A-1 7456 SF BK8314 P497.									

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	
201700643	03-06-2017	62	SOLAR	19,778	05-23-2018	100	05-23-2018	REAR OF HOUSE	05-23-2018			400	15	PERMIT VISIT	
201500400	02-27-2015	91	INSULATION	1,083		0		DWELLING	05-31-2013			317	3	MEAS+INSPCTD	
338	12-01-1994	MN	Manual Note	125,000					11-10-2005			311	14	INSPECTED	
									07-15-2005			274	2	MEASURED	
									12-01-1999			247	3	MEAS+INSPCTD	
									06-07-1996			107	15	PERMIT VISIT	
									03-06-1995			107	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	RA				40,000	SF	2.39	1.240	8	LAND	0.90	NG	1.00	ESM1		0		1.000	2.67	106,800	
1	101	ONE FAM	RA				0.010	AC	7,000	1.000	0		1.00	NG	1.00			0		1.000	7,000	100	
Total Card Land Units							0.928	AC	Parcel Total Land Area: 0.9283							Total Land Value							106,900

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			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	84.46	
Interior Floor 1	3	HARDWOOD	RCN	343,621	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built	1994	
Heat Type	1	FORCED H/A	Effective Year Built	2003	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %	15	
Extra Fixtures	1		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	85	
Extra Kitchens	0		RCNLD	292,100	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	310		Dep Ovr Comment		
FBM Quality	3		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
02	SHED/FR			L	120	7.48	1999	70	0.00	GD	A	1.00	600
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2004	85	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,240		21.28	26,383	
FFL	1ST FLOOR	1,240	1,240		106.38	131,916	
GAR	GARAGE	0	624		42.62	26,596	
HST	HALF STORY	400	800		53.19	42,554	
OPF	OPEN PORCH	0	32		9.97	319	
SFL	2ND FLOOR	1,064	1,064		106.38	113,193	
WDK	WOOD DECK	0	180		14.78	2,660	
Ttl Gross Liv / Lease Area		2,704	5,180	3,230		343,621	

