

Property Location

30 KENNETH LUNDEN DR

Map ID

90/ 2/ 42/ /

Bldg Name

State Use

101

Vision ID

6000

Account #

6083

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 10:50:52

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
MCFARLAND MELISSA R MCFARLAND ZACHARY T 30 KENNETH LUNDEN DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	224900	224,900												
						RES LAND	101	107800	107,800												
						RESIDNTL.	101	12200	12,200												
		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_392956_2847714						Total				344,900	344,900										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
MCFARLAND MELISSA R QUINN JAMES M ERICKSON PAUL D,		21308	0469	08-12-2016	Q	I	369,900	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		13294	0006	06-16-2003	U	I	298,000		2020	101	213,700	2019	101	208,100	2018	101	193,100				
		05440	0127	05-24-1983	U	I	92,000			101	107,800		101	104,600		101	104,600				
										101	12,200		101	12,200		101	12,200				
		Total						333700		Total		324900		Total		309900					
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)224,900 Appraised Xf (B) Value (Bldg)0 Appraised Ob (B) Value (Bldg)12,200 Appraised Land Value (Bldg)107,800 Special Land Value0 Total Appraised Parcel Value344,900 Valuation MethodC Adjustment Net Total Appraised Parcel Value344,900												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		MG													
NOTES																					
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							
201702363	08-31-2017	21	SIDING	25,900	05-23-2018	100	05-23-2018	INCLUDES FRONT	05-23-2018			400	15	PERMIT VISIT							
201701862	06-27-2017	91	INSULATION	2,800		100			01-19-2017			317	16	FIELDREV CHG							
156	06-02-2010	7	REMODEL	60,000				KITCHEN	01-21-2011			317	15	PERMIT VISIT							
27	02-03-2010	7	REMODEL	10,000				FINISH BMT W/BAT	01-21-2011			317	15	PERMIT VISIT							
202	07-09-2007	12	REROOF	5,800					12-28-2007			317	15	PERMIT VISIT							
212	07-22-2004	17	DECK	8,600					07-02-2005			274	3	MEAS+INSPCTD							
131	01-01-1983	MN	Manual Note					POOL	01-19-2005			311	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				26,159 SF	3.46	1.190	7	LAND	1.00	MG	1.00			0		1.000	4.12	107,800
Total Card Land Units							0.601	AC	Parcel Total Land Area: 0.6005							Total Land Value					107,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	4	CARPET
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys	1.00	
Stories	2.00	2 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	Percentage		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	89.24	
Interior Floor 2			RCN	321,220	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1965	
AC Type	01	NONE	Effective Year Built	1988	
Bedrooms	4		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	30	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	224,900	
FBM Sqft	662		Dep % Ovr		
FBM Quality	4		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
02	SHED/FR			L	48	7.48	1970	60	0.00	AV	A	1.00	200
02	SHED/FR			L	160	7.48	1970	60	0.00	AV	A	1.00	700
11	POOL I-V	OB	Outbuildi	L	648	29.00	1983	60	0.00	AV	A	1.00	11,300

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,104		24.75	27,325
EFP	ENCL PORCH	0	162		37.40	6,058
FFL	1ST FLOOR	1,104	1,104		123.64	136,500
GAR	GARAGE	0	441		49.34	21,761
OPF	OPEN PORCH	0	60		12.36	742
PAT	PATIO	0	338		6.22	2,102
SFL	2ND FLOOR	900	900		123.64	111,277
WDK	WOOD DECK	0	896		17.25	15,455
Ttl Gross Liv / Lease Area		2,004	5,005	2,598		321,220

