

Property Location 77 PINE GROVE CR		Map ID 46/ 69/ 44/ /		Bldg Name		State Use 101	
Vision ID 6236		Account # 6322		Bldg # 1		Print Date 11-04-2020 11:26:33	
				Sec # 1 of 1		Card # 1 of 1	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
MCKINNON LAWRENCE A MCKINNON MAUREEN T 77 PINE GROVE CR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	369600	369,600		
						RES LAND	101	133800	133,800		
						RESIDNTL.	101	1900	1,900		
		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_385446_2857471						Total				505,300	505,300

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCKINNON LAWRENCE A CHAPDELAINE,JOSEPH & SONS INC WILDER NORMA B WILDER NORMA B ET AL, WILDER NORMA B ET AL,		12155	0130	01-22-2002	U	I	80,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		11103	0429	02-24-2000	U	V	200,000		2020	101	350,100	2019	101	339,700	2018	101	326,900
		3336	0247	05-13-1968	U	V	1		101	133,800	101	129,800	101	129,800			
		0147	0075	06-18-1964	U	V	1		101	1,900	101	1,400	101	1,400			
		0000	0000		U	0		Total	485800		Total	470900		Total	458100		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor	
Year	Code	Description	Amount	Code	Description	YEAR	Amount		
Total			0.00						

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			101
Batch			
NV			

NOTES			
SUB DIV #834 ORCHARD HILL			

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	
201903081 315	10-18-2019	91	INSULATION	4,008		0		OC 7/31/02	08-20-2019			334	2	MEASURED	
	12-06-2001	2	DWELLING	295,000					03-11-2011				317	16	FIELDREV CHG
									09-28-2010				311	2	MEASURED
									10-03-2002				274	14	INSPECTED
									09-18-2002				250	22	MAILER SENT
									09-16-2002				274	2	MEASURED
									02-05-2002				105	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				39,952 SF	2.39	1.400	9	LAND	1.00	NV	1.00			0		1.000	3.35	133,800
Total Card Land Units							0.917	AC	Parcel Total Land Area: 0.9172							Total Land Value					133,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmnt 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	Percentage
Roof Structure	1	GABLE			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	79.54	
Interior Floor 2	4	CARPET	RCN	410,661	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2002	
AC Type	03	FULL	Effective Year Built	2008	
Bedrooms	3		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	10	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	90	
Extra Kitchen St			RCNLD	369,600	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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
19	PATIO			L	288	5.75	2005	70	0.00	GD	G	1.25	1,400
19	PATIO			L	144	5.75	2015	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,460		23.05	33,655
EFB	ENCL PORCH	0	196		34.69	6,800
FFL	1ST FLOOR	1,468	1,468		115.26	169,197
GAR	GARAGE	0	750		46.10	34,577
OPF	OPEN PORCH	0	156		11.82	1,844
SFL	2ND FLOOR	1,102	1,102		115.26	127,013
UHS	UNFIN HALF STORY	0	1,086		34.60	37,574
Ttl Gross Liv / Lease Area		2,570	6,218	3,563		410,661

