

Property Location 8 BLUEGRASS DR
 Vision ID 6847 Account # 6969

Map ID 7/ 5/ 2/16/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1 Card # 1 of 1

State Use 102
 Print Date 11-04-2020 12:58:27

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW, MA VISION						
MACGOWAN CHARLES R			1 TYPCL			Description	Code	Assessed	Assessed							
MACGOWAN CYNTHIA G						RESIDNTL.	102	406,700	406,700							
8 BLUEGRASS DR		SUPPLEMENTAL DATA														
EAST LONGMEADOW MA 01028		Alt Prcl ID SP Permit Chapter La OC Dates 6/21/2012 In+Ex FY Mailed GIS ID F_376625_2845743				Received NIA Field 8 Field 9 Field 10 Assoc Pid#		Total		406,700	406,700					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MACGOWAN CHARLES R		19315	0492	06-22-2012	U	I	396,700	1	Year	Code	Assessed	Year	Code	Assessed		
D R CHESTNUT LLC,		16302	0279	11-02-2006	U	I	3,562,500	1	2020	102	392,000	2019	102	407,800	2018	
RUGBY PROPERTIES LLC,		0000	0000		U		0									
									Total		392000	Total		407800	Total	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int							
Total				0.00												
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY						
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				406,700		
0001						102		FC		Appraised Xf (B) Value (Bldg)				0		
										Appraised Ob (B) Value (Bldg)				0		
										Appraised Land Value (Bldg)				0		
										Special Land Value				0		
										Total Appraised Parcel Value				406,700		
										Valuation Method				C		
										Total Appraised Parcel Value				406,700		
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result	
201102503	09-02-2011	49	CONDO R	300,000				OC 6/21/2012 47X62 SINGL		06-20-2012	400			25	OC VISIT	
										05-04-2012	317			15	PERMIT VISIT	
										05-04-2012	317			2	MEASURED	
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	102	CONDO	PAR	SITE	0 SF	0	1.00000		1.00	FC	1.000	94 UNITS	0.0000	0	0	
Total Card Land Units					0 SF	Parcel Total Land Area					0.0000	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	07	CONDO-GRDN				
Model	05	RES CONDO				
Grade	C+	AVG. (+)				
Stories	1.00	1 Story				
Foundation	1	CONCRETE	CONDO DATA			
Interior Wall 1	1	DRYWALL	Parcel Id	5049	C 0010	Owne
Interior Wall 2				CHESTNUT	B 1	S 1
Interior Floor 1	3	HARDWOOD	Adjust Type	Code	Description	Factor%
Interior Floor 2	4	CARPET	Unit Type C			
Heat Fuel	2	GAS	Unit Locatio	D	DETACHED	
Heat Type	1	FORCED H/A	COST / MARKET VALUATION			
AC Type	03	FULL	Adj Base Rate		112.19	
Bedrooms	2		Building Value New		423,608	
Full Baths	2					
Half Baths	0					
Extra Fixtures	1		Year Built		2011	
Total Rooms	5		Effective Year Built		2014	
Bath Style	V	VERY GOOD	Depreciation Code		GD	
Num Kitchens	1		Remodel Rating			
Kitchen Style	G	GOOD	Year Remodeled			
FBM Sqft			Depreciation %		4	
FBM Quality			Functional Obsol			
Fireplaces	1		External Obsol			
WS Flues			Trend Factor		1	
Central Vac			Condition			
Frame	1	WOOD	Condition %			
Bsmt Floor	12	CONCRETE	Percent Good		96	
Bsmt Garage			Cns Sect Rcnld		406,700	
#Heat Sys	1		Dep % Ovr			
Occupancy	1		Dep Ovr Comment			
Int Vs Ext	S		Misc Imp Ovr			
			Misc Imp Ovr Comment			
			Cost to Cure Ovr			
			Cost to Cure Ovr Comment			

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	2,032		31.53	64,078
FFL	1ST FLOOR	2,032	2,032		157.83	320,705
GAR	GARAGE	0	576		63.02	36,300
OFP	OPEN PORCH	0	28		16.91	473
WDK	WOOD DECK	0	90		22.80	2,052
Ttl Gross Liv / Lease Area		2,032	4,758	2,684		423,608

