

Property Location

11 GLENDALE RD

Map ID

16/ 99/ 37/ /

Bldg Name

State Use

101

Vision ID

829

Account #

851

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 10:40:15

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
CMD PROPERTIES LLC 11 GLENDALE RD EAST LONGMEADOW MA 01028 GIS ID F_379689_2850762						Description	Code	Appraised	Assessed												
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDENTL.	101	133500	133,500													
	DRAINAGE		VIEW	COMMUNITY	RES LAND	101	85800	85,800													
	SUPPLEMENTAL DATA					Total 219,300 219,300															
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed					Received NIA Field 8 Field 9 Field 10 Assoc Pid#																
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
CMD PROPERTIES LLC ADITUS INC MCMAHON FAMILY NOMINEE, MCMAHON FAMILY NOMINEE BU MCMAHON GARY S +	23451	501	09-30-2020	Q	I	250,000	00	Year	Code	Assessed	Year	Code	Assessed								
	14574	0018	10-22-2004	U	I	169,900		2020	959	114,600	2019	959	111,500								
	08660	0009	12-03-1993	U	I	33,810	1B		959	79,800		959	77,400								
	08631	0066	11-12-1993	U	I	1	1A														
	07460	0426	05-24-1990	U	I	134,000		Total	194400	Total	188900	Total	188900								
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		Appraised BLDG. Value (Card)			133,500								
0001						959		MA		Appraised Xf (B) Value (Bldg)			0								
NOTES								Appraised Ob (B) Value (Bldg)						0							
SUB DIV #530								Appraised Land Value (Bldg)						85,800							
								Special Land Value						0							
								Total Appraised Parcel Value						219,300							
								Valuation Method						C							
								Adjustment													
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							
201201094	03-09-2012	GEN	GENERATOR	1,075				REPLACE STEPS & OC 2/25/2005 INTE	06-01-2012			317	15	PERMIT VISIT							
312	09-26-2005	9	ALTERATION	2,000					03-29-2007			311	14	INSPECTED							
369	11-30-2004	7	REMODEL	30,000					03-29-2007			311	15	PERMIT VISIT							
									12-12-2005			311	15	PERMIT VISIT							
									12-21-2004			311	15	PERMIT VISIT							
									04-19-2004			317	14	INSPECTED							
									03-31-2004			250	22	MAILER SENT							
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	IND				12,660 SF	6.78	1.000	5	LAND	1.00	MA	1.00			0		1.000	6.78	85,800
Total Card Land Units							0.291	AC	Parcel Total Land Area: 0.2906							Total Land Value					85,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	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		75.22
Interior Floor 2	6	CERAMIC TL	RCN		173,412
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1890
AC Type	03	FULL	Effective Year Built		1995
Bedrooms	1		Depreciation Code		GV
Full Baths	1		Remodel Rating		03
Half Baths	1		Year Remodeled		2005
Extra Fixtures	0		Depreciation %		23
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens			Overall % Condition		77
Extra Kitchen St			RCNLD		133,500
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac			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
GEN	GENERATO			B	0	0.00	1991	77	1.00	AV	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	704		18.18	12,802	
EFB	ENCL PORCH	0	160		27.24	4,358	
FFL	1ST FLOOR	1,193	1,193		90.79	108,314	
TQS	3/4 STORY	528	704		68.09	47,938	
Ttl Gross Liv / Lease Area		1,721	2,761	1,910		173,412	

