

State Use 101
Print Date 11/3/2021 2:58:06 PM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
MCCARTHY ROBERT P THIBAUT MICHELLE 70 WOOD AVE EAST LONGMEADOW MA 01028 GIS ID F_374332_2855331 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	120600		120,600								
												RES LAND		101	68300		68,300								
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	23300		23,300								
				SUPPLEMENTAL DATA										Total		212,200		212,200							
				Alt Prcl ID SP Permit HBT:HBT 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)									
MCCARTHY ROBERT P MCCARTHY,ROBERT P ANDERSON KATHLEEN H, HURLEY MARGARET M				18126	0116	12-05-2009	U	I			100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
				11522	0423	02-28-2001	U	I			94,500		2021	101	116,000	2020	101	110,300	2019	101	108,100				
				08954	0338	09-29-1994	U	I			1	1A		101	63,200		101	63,200		101	61,400				
				03769	0266	01-23-1973	U	I			0			101	23,300		101	23,300		101	23,300				
				Total		0.00								Total		202,500	Total		196,800	Total		192,800			
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																									
Nbhd		Nbhd Name		B		Tracing		Batch																	
0001						101		MF																	
NOTES																									
																Appraised BLDG. Value (Card)						120,600			
																Appraised Xf (B) Value (Bldg)						0			
																Appraised Ob (B) Value (Bldg)						23,300			
																Appraised Land Value (Bldg)						68,300			
																Special Land Value						0			
Total Appraised Parcel Value						212,200																			
Valuation Method						C																			
Adjustment																									
Net Total Appraised Parcel Value						212,200																			
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										
201701921	06-27-2017	12	REROOF	5,600	03-01-2018	100	03-01-2018	REBUILD EXISTING ONE CAR GARAGE		03-01-2018			333	15	PERMIT VISIT										
201701724	06-16-2017	1	PORCH	6,000	03-01-2018	100	03-01-2018			03-06-2015			105	1	LEFT NOTICE										
218	09-18-2009	3	GARAGE	25,000		0				10-02-2006			250	6	INFO BY PHON										
210	09-10-2009	5	DEMOLITION	2,000		0				04-13-2004			316	2	MEASURED										
										06-12-1990			131	3	MEAS+INSPCTD										
										05-05-1980			500	3	MEAS+INSPCTD										
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	RC				5,600	SF	16.05	0.760	3	LAND	1.00	MF	1.00		0		1.000	12.2	68,300				
Total Card Land Units 0.13 AC															Parcel Total Land Area: 0.13					Total Land Value 68,300					

Property Location 70 WOOD AV
 Vision ID 1175

Account # 1205

Map ID 2/ 77/ 16/ /

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	90.78	
Interior Floor 2			RCN	172,267	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1919	
AC Type	01	NONE	Effective Year Built	1988	
Bedrooms	2		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	120,600	
FBM Sqft	482		Dep % Ovr		
FBM Quality	3		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
04	GARAGE/L			L	728	30.48	2009	70	0.00	GD	V	1.50	23,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	964		21.37	20,599	
EPF	ENCL PORCH	0	96		32.24	3,095	
FFL	1ST FLOOR	1,060	1,060		106.73	113,137	
OPF	OPEN PORCH	0	104		10.26	1,067	
UHS	UNFIN HALF STORY	0	964		32.00	30,846	
WDK	WOOD DECK	0	238		14.80	3,522	
Ttl Gross Liv / Lease Area		1,060	3,426	1,614		172,267	

