

Property Location 38 HIGH ST
Vision ID 2118

Account # 2155

Map ID 28/ 43/ 35/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11/3/2021 5:17:57 PM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
MCKENNEY CHRISTOPHER A MCKENNEY EMILY S 38 HIGH ST EAST LONGMEADOW MA 01028 GIS ID F_381542_2848947												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																		
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	147200		147,200																				
												RES LAND		101	94000		94,000																				
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	12200		12,200																				
				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#						Total		253,400		253,400																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
MCKENNEY CHRISTOPHER A CHRISTOPHER TONY S THE SECRETARY OF HOUSING,& URBAN D MORTGAGE ELECTRONIC,REGISTRATION GRASSETTI,JAMES				21385 0048		09-30-2016		Q		I		213,500		00		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed												
				13448 0174		08-01-2003		U		I		142,400		1S		2021		101	141,000	2020	101	133,600	2019	101	129,900												
				13112 0040		04-16-2003		U		I		1		1L				101	87,000		101	87,000		101	84,500												
				12734 0468		11-12-2002		U		I		131,824		1L				101	12,200		101	12,200		101	12,200												
				11447 0461		12-15-2000		U		I		120,000																									
				Total												240,200		Total		232,800		Total		226,600													
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 Appraised BLDG. Value (Card) 147,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 12,200 Appraised Land Value (Bldg) 94,000 Special Land Value 0 Total Appraised Parcel Value 253,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 253,400																			
Nbhd		Nbhd Name		B		Tracing		Batch																													
0001						101		MA																													
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									
201701952		07-01-2017		91		INSULATION		2,300				0				FIREPLACE INSER		01-23-2017						317		16		FIELDREV CHG									
380		11-20-2006		20		WOOD STOVE		2,457								30` X 20` OFF BACK		02-01-2007						311		2		MEASURED									
350		10-18-2006		17		DECK		6,000								21` ABV GRD		02-01-2007						311		15		PERMIT VISIT									
81		04-15-2005		11		POOL		1,200										01-06-2006						311		15		PERMIT VISIT									
																		10-02-2003						274		3		MEAS+INSPCTD									
																		03-03-1992						170		3		MEAS+INSPCTD									
																		07-24-1980						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				16,119	SF	5.83	1.000	5	LAND	1.00	MA	1.00				0			1.000	5.83		94,000											
																		Total Card Land Units 0.37 AC Parcel Total Land Area: 0.37										Total Land Value 94,000									

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.5		Units	1	
Foundation	2	CONC BLOCK	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	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	106.36	
Interior Floor 2	4	CARPET	RCN	210,247	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built	1927	
AC Type	01	NONE	Effective Year Built	1988	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	147,200	
FBM Sqft			Dep % Ovr		
FBM Quality			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
03	GARAGE	OB	Outbuildi	L	640	28.18	1930	60	0.00	AV	A	1.00	10,800
02	SHED/FR			L	128	7.48	1930	60	0.00	AV	A	1.00	600
02	SHED/FR			L	182	7.48	1930	60	0.00	AV	A	1.00	800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	676		24.17	16,340	
EFB	ENCL PORCH	0	48		35.30	1,695	
FFL	1ST FLOOR	712	712		121.04	86,181	
OSP	SCRN PORCH	0	112		18.37	2,058	
SFL	2ND FLOOR	676	676		121.04	81,823	
UAT	UNFIN ATTC	0	676		24.17	16,340	
WDK	WOOD DECK	0	344		16.89	5,810	
Ttl Gross Liv / Lease Area		1,388	3,244	1,737		210,247	

