

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
MCGILLICUDDY CHAD J MCGILLICUDDY SARA 28 GERRARD AVE EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	121500		121,500														
												RES LAND		101	69900		69,900														
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2100		2,100														
				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_375486_2855448												Total		193,500		193,500															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
MCGILLICUDDY CHAD J GLASHOW RICHARD A ,				18706 04809		0592 0335		03-04-2011 08-07-1979		U U		I I		150,000 0		1		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
																		2021		101	116,400	2020	101	109,900	2019	101	107,400				
																				101		64,700		101	64,700		101	62,700			
																				101		2,100		101	2,100		101	2,100			
				Total														Total		183,200		Total		176,700		Total		172,200			
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)										121,500					
																Appraised Xf (B) Value (Bldg)										0					
																Appraised Ob (B) Value (Bldg)										2,100					
																Appraised Land Value (Bldg)										69,900					
																Special Land Value										0					
Total Appraised Parcel Value										193,500																					
Valuation Method										C																					
Adjustment																															
Net Total Appraised Parcel Value										193,500																					
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									
201202241 249		05-25-2012		11	POOL		4,400								27' ABV GRND REMODEL BATHS,		07-16-2019			334	2	MEASURED									
		10-20-2009		7	REMODEL		30,000										07-11-2012			317	15	PERMIT VISIT									
																	07-11-2012			317	15	PERMIT VISIT									
																	11-23-2010			311	14	INSPECTED									
																	01-14-2010			316	15	PERMIT VISIT									
																	05-05-2004			319	14	INSPECTED									
							04-08-2004	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		RC				10,800	SF	8.51	0.760	3	LAND	1.00	MF	1.00				0			1.000	6.47	69,900						
Total Card Land Units																0.25	AC	Parcel Total Land Area:		0.25	Total Land Value										69,900

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	2.50	2 1/2 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2	1	DRYWALL	Adj Base Rate		78.99
Interior Floor 1	4	CARPET	RCN		192,856
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1910
Heat Type	1	FORCED H/A	Effective Year Built		1981
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		121,500
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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
07	POOL A-C	OB	Outbuildi	L	27	69.00	2012	70	0.00	GD	A	1.00	1,300
22	WOOD DK			L	128	9.20	2012	70	0.00	GD	A	1.00	800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		17.80	15,382	
EFP	ENCL PORCH	0	202		26.85	5,424	
FFL	1ST FLOOR	892	892		88.91	79,312	
OPF	OPEN PORCH	0	64		8.34	533	
SFL	2ND FLOOR	864	864		88.91	76,822	
UAT	UNFIN ATTC	0	864		17.80	15,382	
Ttl Gross Liv / Lease Area		1,756	3,750	2,169		192,856	

