

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
MCMAHON CHRISTOPHER J MCMAHON ELAINE MARIE 251 MAPLESHADE AV EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	130000		130,000												
												RES LAND		101	85900		85,900												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	400		400												
				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_384022_2853667												Total		216,300		216,300													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
MCMAHON CHRISTOPHER J MCMAHON CHRISTOPHER J CARABINE WILLIAM T, CIMINI DONALD F, CAROTENUTI GARY P + MARY M,				23935		0372		06-11-2021		U		I		100		1A		Year		Code		Assessed		Year		Code		Assessed	
				19982		0538		08-22-2013		Q		I		217,000		00		2021		101		124,900		2020		101		118,600	
				18877		0517		08-12-2011		U		I		169,000						101		79,700		2019		101		77,100	
				10414		0229		08-21-1998		U		I		139,000						101		400				101		400	
				04357		0189		12-03-1976		U		I		0												101		400	
																Total		205,000		Total		198,700		Total		205,800			
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		4,000.00																							
ASSESSING NEIGHBORHOOD																													
Nbhd		Nbhd Name		B		Tracing		Batch																					
0001						101		MA																					
NOTES																													

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	21	SPLIT LEVL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2	8	BRICK VENR	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			Adj Base Rate		110.45
Interior Floor 1	3	HARDWOOD	RCN		206,419
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1952
Heat Type	3	FORCED H/W	Effective Year Built		1981
AC Type	03	FULL	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		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		130,000
Extra Kitchen St			Dep % Ovr		
FBM Sqft	325		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	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
02	SHED/FR			L	96	7.48	1995	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	572		26.25	15,017	
FFL	1ST FLOOR	1,247	1,247		131.73	164,266	
LLV	LOWR LEVEL	0	650		33.03	21,472	
WDK	WOOD DECK	0	308		18.39	5,664	
Ttl Gross Liv / Lease Area		1,247	2,777	1,567		206,419	

