

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																				
MCCOMBE STEVEN M MCCOMBE JENNIFER A 61 HANWARD HL EAST LONGMEADOW MA 01028 GIS ID F_383014_2851541												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	124000		124,000															
												RES LAND		101	92000		92,000															
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	4100		4,100															
				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#																								
												Total		220,100		220,100																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																
MCCOMBE STEVEN M ROBINSON EARL L				20081 03853		0141 0216		10-31-2013 10-01-1973		Q U		I I		179,000 0		00		Year		Code	Assessed		Year		Code	Assessed		Year		Code	Assessed	
																		2021		101	119,100		2020		101	113,100		2019		101	110,100	
																				101	85,200				101	85,200				101	82,600	
																				101	4,100				101	4,100				101	4,100	
														Total		208,400		Total		202,400		Total		196,800								
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				MA																
NOTES																																
																Appraised BLDG. Value (Card)								124,000								
																Appraised Xf (B) Value (Bldg)								0								
																Appraised Ob (B) Value (Bldg)								4,100								
																Appraised Land Value (Bldg)								92,000								
																Special Land Value								0								
																Total Appraised Parcel Value								220,100								
																Valuation Method								C								
																Adjustment																
																Net Total Appraised Parcel Value								220,100								
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				
266		10-25-1995		MN		Manual Note		15,000								REMODEL		07-18-2019						334		2		MEASURED				
44		03-01-1992		MN		Manual Note		7,000								RENOVATION		11-30-2012						317		2		MEASURED				
																		11-19-2002						274		3		MEAS+INSPCTD				
																		12-19-1996						200		14		INSPECTED				
																		12-26-1995						107		15		PERMIT VISIT				
																		02-17-1993						131		15		PERMIT VISIT				
																		02-21-1992						170		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				10,990	SF	8.37	1.000	5	LAND	1.00	MA	1.00				0			1.000	8.37	92,000							
Total Card Land Units								0.25	AC	Parcel Total Land Area:				0.25									Total Land Value				92,000					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
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	3	ALUMINUM	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
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		106.92
Interior Floor 2	3	HARDWOOD	RCN		217,624
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1950
AC Type	03	FULL	Effective Year Built		1975
Bedrooms	4		Depreciation Code		AV
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		43
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		57
Extra Kitchen St			RCNLD		124,000
FBM Sqft	432		Dep % Ovr		
FBM Quality	1		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	240	28.18	1950	60	0.00	AV	A	1.00	4,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		25.47	22,004	
EFB	ENCL PORCH	0	169		38.38	6,487	
FFL	1ST FLOOR	1,020	1,020		127.19	129,735	
HST	HALF STORY	432	864		63.60	54,947	
WDK	WOOD DECK	0	248		17.95	4,452	
Ttl Gross Liv / Lease Area		1,452	3,165	1,711		217,624	

