

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
MACKECHNIE JEFF A 60 HANWARD HILL EAST LONGMEADOW MA 01028												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		127500		127,500																			
												RES LAND		101		98100		98,100																			
				DRAINAGE				VIEW		COMMUNITY																											
				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_383156_2851771												Total		225,600		225,600																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
MACKECHNIE JEFF BIRCH HILL REALTY PARTNERS LLC BEHAN KENNETH E + PATRICIA D BEHAN PATRICIA D + THOMAS M BEHAN T BEHAN,JOSEPH C				22691 0290		05-31-2019		Q		I		196,000		00		Year		Code		Assessed		Year		Code		Assessed											
				20550 0001		12-29-2014		U		I		1		1B		2021		101		122,100		2020		101		115,600											
				20465 0479		10-17-2014		U		I		100		1A				101		90,800				101		90,800											
				16489 0595		02-05-2007		U		I		100		1A										101		88,100											
				13825 0286		12-02-2003		U		I		100		1A												200											
																Total		212,900		Total		206,400		Total		201,200											
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				MA																					
NOTES																																					
																		Appraised BLDG. Value (Card)										127,500									
																		Appraised Xf (B) Value (Bldg)										0									
																		Appraised Ob (B) Value (Bldg)										0									
																		Appraised Land Value (Bldg)										98,100									
																		Special Land Value										0									
																		Total Appraised Parcel Value										225,600									
																		Valuation Method										C									
																		Adjustment																			
																		Net Total Appraised Parcel Value										225,600									
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									
235		08-01-1987		MN		Manual Note		20,070								SUNROOM		07-18-2019						334		3		MEAS+INSPCTD									
																		11-30-2012						317		3		MEAS+INSPCTD									
																		11-19-2002						274		3		MEAS+INSPCTD									
																		07-09-1992						131		14		INSPECTED									
																		06-09-1992						107		1		LEFT NOTICE									
																		03-11-1988						130		2		MEASURED									
																		10-02-1980						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						27,110 SF		3.62		1.000	5	LAND	1.00	MA	1.00			0				1.000	3.62	98,100									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	05	CAPE	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage	1		
Grade	C	AVERAGE	#Heat Sys	1.00		
Stories	1.75	1 3/4 STORIES	Units	1		
Foundation	2	CONC BLOCK	MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
Exterior Wall 2			101	ONE FAM		100
Roof Structure	1	GABLE				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION			
Interior Wall 2	8	PLYWD PANL	Adj Base Rate		102.10	
Interior Floor 1	3	HARDWOOD	RCN		223,733	
Interior Floor 2	6	CERAMIC TL	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1952	
Heat Type	1	FORCED H/A	Effective Year Built		1975	
AC Type	03	FULL	Depreciation Code		AV	
Bedrooms	4		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	0		Depreciation %		43	
Extra Fixtures	0		Functional Obsol			
Total Rooms	8		External Obsol			
Bath Style	P	POOR	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	F	FAIR	Overall % Condition		57	
Extra Kitchens	0		RCNLD		127,500	
Extra Kitchen St			Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		22.85	20,839	
EFB	ENCL PORCH	0	128		33.99	4,351	
FFL	1ST FLOOR	1,152	1,152		114.50	131,904	
OPF	OPEN PORCH	0	24		9.54	229	
TQS	3/4 STORY	513	684		85.88	58,739	
WDK	WOOD DECK	0	482		15.92	7,672	
Ttl Gross Liv / Lease Area		1,665	3,382	1,954		223,733	

