

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
MCMANN PATRICK K ROWENA JOYCE 70 PLEASANT ST EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW														
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	171800		171,800																
												RES LAND		101	89000		89,000																
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2000		2,000																
				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_382645_2850453												Total		262,800		262,800																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
MCMANN PATRICK K				05821	0491	05-29-1985	U	I	63,900				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed												
													2021	101	164,500	2020	101	155,900	2019	101	80,000												
														101	82,300		101	82,300		101	3,300												
														101	2,000		101	2,000		101	3,300												
		Total		248,800		Total		240,200		Total		235,100																					
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) 171,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,000 Appraised Land Value (Bldg) 89,000 Special Land Value 0 Total Appraised Parcel Value 262,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 262,800																					
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											
201301612		04-30-2013		12	REROOF		9,750								NVC		08-20-2019			334	2	MEASURED											
63		04-10-2000		11	POOL		650								ADDITION		06-05-2013			105	15	PERMIT VISIT											
289		10-01-1992		MN	Manual Note		30,000										10-21-2010			311	14	INSPECTED											
																	10-05-2010			311	2	MEASURED											
																	01-29-2001			247	15	PERMIT VISIT											
																	02-12-1992			131	15	PERMIT VISIT											
																	02-12-1992			105	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				28,995	SF	3.41	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	3.07	89,000										
																Total Card Land Units 0.67 AC						Parcel Total Land Area: 0.67						Total Land Value 89,000					

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	2.00	2 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2	1	DRYWALL	Adj Base Rate	98.10	
Interior Floor 1	3	HARDWOOD	RCN	245,395	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built	1940	
Heat Type	5	STEAM	Effective Year Built	1988	
AC Type	01	NONE	Depreciation Code	GD	
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %	30	
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	70	
Extra Kitchens	0		RCNLD	171,800	
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
02	SHED/FR			L	352	7.48	1940	30	0.00	PR	F	0.90	700
19	PATIO			L	252	5.75	2015	70	0.00	GD	G	1.25	1,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,008		22.22	22,399	
EPF	ENCL PORCH	0	217		33.22	7,208	
FFL	1ST FLOOR	1,008	1,008		110.89	111,775	
GAR	GARAGE	0	140		44.36	6,210	
OPF	OPEN PORCH	0	24		9.24	222	
SFL	2ND FLOOR	288	288		110.89	31,936	
TQS	3/4 STORY	540	720		83.17	59,879	
WDK	WOOD DECK	0	370		15.58	5,766	
Ttl Gross Liv / Lease Area		1,836	3,775	2,213		245,395	

