

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
MCCARTHY JUSTIN R CASSIN BRADLEY B + KATHLEEN E 84 PORTER RD EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	154700		154,700										
												RES LAND		101	100400		100,400										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	800		800										
EAST LONGMEADOW MA 01028				SUPPLEMENTAL DATA																							
				Alt Prcl ID						Received																	
				SP Permit						NIA																	
GIS ID F_385531_2853927				Chapter Land						Field 8																	
				OC Dates						Field 9																	
				In+Ex FY						Field 10																	
				Mailed						Assoc Pid#						Total		255,900		255,900							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
MCCARTHY JUSTIN R WILSON DEBORA L PROVOST DEBORA L LEMON DORIS E + TRAVER JA BECKWITH EVELYN T				22390 0357		10-05-2018		Q		I		236,000		00		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed
				21035 0178		01-21-2016		U		I		100		1A		2021		101	148,300	2020		101	140,600	2019		101	136,700
				08955 0127		09-29-1994		U		I		115,000						101	92,900			101	92,900			101	90,200
				08116 0427		07-22-1992		U		I		30,000		1A				101	800			101	800			101	800
				02308 0097		05-05-1954		U		I		0				Total		242,000	Total		234,300	Total		227,700			
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		MG																			
NOTES																											
																Appraised BLDG. Value (Card)										154,700	
																Appraised Xf (B) Value (Bldg)										0	
																Appraised Ob (B) Value (Bldg)										800	
																Appraised Land Value (Bldg)										100,400	
																Special Land Value										0	
																Total Appraised Parcel Value										255,900	
																Valuation Method										C	
																Adjustment											
																Net Total Appraised Parcel Value										255,900	
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									
													06-27-2018			333	2	MEASURED									
													10-04-2010			311	2	MEASURED									
													09-11-2002			274	14	INSPECTED									
													08-29-2002			250	22	MAILER SENT									
													08-27-2002			274	2	MEASURED									
													04-15-1992			131	3	MEAS+INSPCTD									
													11-13-1980			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	RA				15,000 SF	6.24	1.190	7	LAND	1.00	MG	1.00			0	TRF1	0.9	1.000	6.69	100,400					
Total Card Land Units							0.34	AC	Parcel Total Land Area: 0.34							Total Land Value							100,400				

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	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	2		PLASTER			COST / MARKET VALUATION							
Interior Wall 2						Adj Base Rate					104.10		
Interior Floor 1	3		HARDWOOD			RCN					220,931		
Interior Floor 2	4		CARPET			Net Other Adj							
Heat Fuel	2		GAS			Year Built					1945		
Heat Type	1		FORCED H/A			Effective Year Built					1988		
AC Type	03		FULL			Depreciation Code					GD		
Bedrooms	3					Remodel Rating							
Full Baths	2					Year Remodeled							
Half Baths	0					Depreciation %					30		
Extra Fixtures	1					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					70		
Extra Kitchens	0					RCNLD					154,700		
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	80	7.48	2004	60	0.00	AV	A	1.00	400
02	SHED/FR			L	96	7.48	2017	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	834		23.98		19,998		
FFL	1ST FLOOR					1,016	1,016		119.75		121,662		
GAR	GARAGE					0	462		47.95		22,153		
HST	HALF STORY					417	834		59.87		49,934		
PAT	PATIO					0	436		6.04		2,634		
STG	STORAGE					0	96		47.40		4,550		
Ttl Gross Liv / Lease Area						1,433	3,678	1,845			220,931		

