

State Use 101
Print Date 11/3/2021 10:41:32 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
OSHAUGHNESSY WILLIAM F OSHAUGHNESSY PATRICIA L 43 LEE ST EAST LONGMEADOW MA 01028 GIS ID F_386158_2845062												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	81100		81,100												
												RES LAND		101	113400		113,400												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	10700		10,700												
				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		205,200		205,200													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
OSHAUGHNESSY WILLIAM F				03160	0412	12-20-1965	U	I		0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed									
												2021	101	77,700	2020	101	73,500	2019	101	72,600									
													101	105,400		101	105,400		101	102,600									
													101	10,700		101	10,700		101	10,700									
Total		193,800		Total		189,600		Total		185,900																			
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)								81,100									
												Appraised Xf (B) Value (Bldg)								0									
												Appraised Ob (B) Value (Bldg)								10,700									
												Appraised Land Value (Bldg)								113,400									
												Special Land Value								0									
												Total Appraised Parcel Value								205,200									
												Valuation Method								C									
												Adjustment																	
												Net Total Appraised Parcel Value								205,200									
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	
201300041		01-07-2013		GEN		GENERATOR		2,000										07-24-2019						334		2		MEASURED	
																		06-07-2013						317		15		PERMIT VISIT	
																		04-17-2009						317		2		MEASURED	
																		05-21-2002						105		14		INSPECTED	
																		04-26-2002						250		22		MAILER SENT	
																		04-23-2002						274		2		MEASURED	
																		03-04-1992						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		RA				40,000	SF	2.58	1.190	7		LAND	1.00	MG	1.00								110,400				
1	101	ONE FAM		RA				0.580	AC	7,000	1.000	0			0.75	MG	1.00	SHP3		0 TRF2 0.9			1.000	2.76	3,000				
Total Card Land Units								1.50	AC	Parcel Total Land Area: 1.50								Total Land Value										113,400	

Property Location 43 LEE ST
Vision ID 4221

Account # 4290

Map ID 53/ 3/ 0/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
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	2	CLAPBOARD	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	1	DRYWALL	COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		97.22
Interior Floor 2	2	SOFTWOOD	RCN		128,772
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1927
AC Type	01	NONE	Effective Year Built		1981
Bedrooms	2		Depreciation Code		AG
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		37
Total Rooms	4		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		63
Extra Kitchen St			RCNLD		81,100
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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	704	28.18	1943	50	0.00	FR	F	0.90	8,900
06	CARPORT			L	196	8.63	1980	50	0.00	FR	F	0.90	800
06	CARPORT			L	256	8.63	1980	50	0.00	FR	F	0.90	1,000
GEN	GENERATO			B	1	0.00	1981	63	1.00	AV	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	576		22.13	12,744	
EFB	ENCL PORCH	0	128		32.90	4,211	
FFL	1ST FLOOR	576	576		110.82	63,832	
OPF	OPEN PORCH	0	12		9.23	111	
TQS	3/4 STORY	432	576		83.11	47,874	
Ttl Gross Liv / Lease Area		1,008	1,868	1,162		128,772	

