

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
MCCARTHY RYAN MCCARTHY JENNIFER 54 SOUTH BROOK RD EAST LONGMEADOW MA 01028 GIS ID F_386730_2840084												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	379000		379,000										
												RES LAND		101	133800		133,800										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	10400		10,400										
				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		523,200		523,200											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
MCCARTHY RYAN SULLIVAN JOHN F, GARVEY,DANIEL P TRUSTEE FEDERAL DEPOSIT,INSURANCE CORPORA SOUTH MEADOWS INC,				20031		0002		09-25-2013		Q		I		410,000		00		Year		Code	Assessed		Year		Code	Assessed	
				13481		0234		08-12-2003		U		I		415,000				2021		101	363,400		2020		101	348,700	
				10675		0500		03-05-1999		U		V		82,000		1				101	124,200				101	120,600	
				BK-10		0000		12-31-1997		U		V		208,000		1L				101	10,400				101	10,400	
				06343		0440		12-30-1986		U		I		1		1B											
																Total		498,000		Total		483,300		Total		470,200	
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			NV																	
NOTES																											
SUB DIV #588,589																											
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			
202102092		06-14-2021		9	ALTERATION		1,287				0				NEW EXTERIOR D		04-17-2018					333	2	MEASURED			
85		04-29-2004		11	POOL		30,000								16` X 32` INGRND		03-06-2009					317	14	INSPECTED			
200		08-02-2001		2	DWELLING		250,000								OC 8/11/2003		10-09-2008					317	2	MEASURED			
																	01-10-2005					311	15	PERMIT VISIT			
																	01-27-2004					296	3	MEAS+INSPCTD			
																	02-06-2003					274	15	PERMIT VISIT			
																	12-10-2001					105	2	MEASURED			
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		RAA				40,000	SF	2.58	1.400	9		LAND	0.90	NV	1.00	ESM1			0		1.000	3.25	130,000		
1	101	ONE FAM		RAA				0.540	AC	7,000	1.000	0			1.00	NV	1.00				0		1.000	7,000	3,800		
Total Card Land Units								1.46	AC	Parcel Total Land Area:				1.46	Total Land Value								133,800				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	2	
Grade	B	GOOD	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	16	STONE VENR	101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	80.97	
Interior Floor 2	3	HARDWOOD	RCN	425,885	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2001	
AC Type	03	FULL	Effective Year Built	2007	
Bedrooms	5		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	11	
Total Rooms	10		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	89	
Extra Kitchen St			RCNLD	379,000	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	2		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
11	POOL I-V	OB	Outbuildi	L	512	29.00	2004	70	0.00	GD	A	1.00	10,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,757		22.87	40,184	
FFL	1ST FLOOR	1,757	1,757		114.49	201,150	
OFP	OPEN PORCH	0	35		13.08	458	
PAT	PATIO	0	560		5.72	3,206	
SFL	2ND FLOOR	958	958		114.49	109,677	
TQS	3/4 STORY	588	784		85.86	67,317	
WDK	WOOD DECK	0	240		16.22	3,892	
Ttl Gross Liv / Lease Area		3,303	6,091	3,720		425,885	

