

State Use 101
Print Date 11/9/2021 9:18:57 AM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
MCADOO DOUGLAS G MCADOO SARAH P 33 PONDVIEW DR EAST LONGMEADOW MA 01028 GIS ID F_386184_2856574												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		598900		598,900																	
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		183700		183,700																	
				SUPPLEMENTAL DATA																															
Alt Prcl ID SP Permit Chapter Land OC Dates 6/7/2018 In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		782,600		782,600																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
MCADOO DOUGLAS G JOSEPH CHAPDELAINE + SONS INC EAST LONGMEADOW GROUP INVENTORS EAST LONGMEADOW GROUP ,INVENTORS EAST LONGMEADOW RETIREMENTLLC ,FA				21777		0558		07-24-2017		U		V		134,900		1P		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				20151		0213		12-30-2013		U		V		250,000		1V		2021		101		575,700		2020		101		553,400		2019		101		539,400	
				19822		0560		05-16-2013		U		V		1		1F				101		170,100				101		170,100				101		165,300	
				19427		0250		09-04-2012		U		I		1		1B																			
				16116		0294		08-09-2006		U		V		1,350,000		1		Total		745,800		Total		723,500		Total		704,700							
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						130		MG																											
NOTES																		Appraised BLDG. Value (Card) 598,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 183,700 Special Land Value 0 Total Appraised Parcel Value 782,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 782,600																	
FY15 PLAN 1118 BK PG 368-98 TAKEN FROM PARCEL 58-1-D																																			
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							
201702384		09-15-2017		2		DWELLING		640,000		06-07-2018		100		06-07-2018		3673 SF W/3 CAR G		06-07-2018						400		25		OC VISIT							
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	1.750	2	LAND	1.00	NS	1.00		WET3			0			1.000	4.52	180,800									
1	101	ONE FAM		RA				0.830	AC	7,000	1.000	0		0.50	NV	1.00					0			1.000	3,500	2,900									
Total Card Land Units								1.75		AC	Parcel Total Land Area: 1.75								Total Land Value								183,700								

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	A-	V GOOD-	#Heat Sys	1.00	
Stories	2	2	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2	16	STONE VENR	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			Adj Base Rate		73.64
Interior Floor 1	3	HARDWOOD	RCN		611,137
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2017
Heat Type	1	FORCED H/A	Effective Year Built		2016
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	4		Year Remodeled		
Half Baths	1		Depreciation %		2
Extra Fixtures	4		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		98
Extra Kitchens			RCNLD		598,900
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1460		Dep Ovr Comment		
FBM Quality	5		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac			Cost to Cure Ovr Comment		
Frame	1	WOOD			

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,866		26.24	48,959
CFL	CATHEDRAL CE	280	280		135.01	37,802
FFL	1ST FLOOR	1,586	1,586		131.26	208,175
GAR	GARAGE	0	826		52.44	43,315
HST	HALF STORY	391	782		65.63	51,322
OPF	OPEN PORCH	0	184		12.84	2,363
SFL	2ND FLOOR	1,630	1,630		131.26	213,950
WDK	WOOD DECK	0	288		18.23	5,250
Ttl Gross Liv / Lease Area		3,887	7,442	4,656		611,137

