

State Use 101
Print Date 11/3/2021 2:17:03 PM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																															
MCDONALD EDWARD A MCDONALD DANI M 27 KNOLLWOOD DR EAST LONGMEADOW MA 01028 GIS ID F_379390_2848687												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		160500		160,500																									
												RES LAND		101		92000		92,000																									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		2600		2,600																									
				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		255,100		255,100																									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
MCDONALD EDWARD A WINTON NEILA + JOAN S				08871		0125		06-27-1994		U		I		125,000				Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed									
				02614		0130		06-23-1958		U		I		0				2021		101		154,000		2020		101		146,200		2019		101		142,200									
																		101		85,300				101		85,300				101		82,800											
																				101		2,600				101		2,600				101		3,900									
				Total		0.00										Total		241,900		Total		234,100		Total		228,900																	
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																															
Year		Code		Description		Amount		Code		Description																YEAR		Amount		Comm Int													
																		APPRAISED VALUE SUMMARY																									
																		Appraised BLDG. Value (Card)								160,500																	
																		Appraised Xf (B) Value (Bldg)								0																	
																		Appraised Ob (B) Value (Bldg)								2,600																	
																		Appraised Land Value (Bldg)								92,000																	
																		Special Land Value								0																	
																		Total Appraised Parcel Value								255,100																	
																		Valuation Method								C																	
																		Adjustment																									
																		Net Total Appraised Parcel Value								255,100																	
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															
3		01-02-2011		7		REMODEL		30,000								REMOVE BARING		07-30-2019						334		2		MEASURED															
																		04-13-2012						317		15		PERMIT VISIT															
																		04-01-2004						250		22		MAILER SENT															
																		02-23-2004						311		1		LEFT NOTICE															
																		04-27-1992						107		22		MAILER SENT															
																		07-01-1991						131		2		MEASURED															
																		05-30-1980						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		RC								11,250		SF		8.18		1.000		5		LAND		1.00		MA		1.00				0				1.000		8.18		92,000	
Total Card Land Units														0.26		AC		Parcel Total Land Area: 0.26												Total Land Value										92,000			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
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	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	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		98.02
Interior Floor 1	4	CARPET	RCN		254,778
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1952
Heat Type	1	FORCED H/A	Effective Year Built		1981
AC Type	03	FULL	Depreciation Code		AG
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	0		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		63
Extra Kitchens	0		RCNLD		160,500
Extra Kitchen St			Dep % Ovr		
FBM Sqft	638		Dep Ovr Comment		
FBM Quality	3		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	72	7.48	1960	30	0.00	PR	P	0.75	100
01	SHED/MTL			L	90	5.18	1960	30	0.00	PR	P	0.75	100
08	POOLA-O			L	30	69.00	2001	30	0.00	PR	P	0.75	500
22	WOOD DK			L	240	9.20	2001	70	0.00	GD	G	1.25	1,900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		22.91	20,897	
FFL	1ST FLOOR	1,236	1,236		114.82	141,913	
GAR	GARAGE	0	264		46.10	12,171	
TQS	3/4 STORY	684	912		86.11	78,535	
WDK	WOOD DECK	0	82		15.40	1,263	
Ttl Gross Liv / Lease Area		1,920	3,406	2,219		254,778	

