

State Use 101
Print Date 12/12/2022 1:59:50 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
MCCARTHY ROBERT P THIBAUT MICHELLE 70 WOOD AVE EAST LONGMEADOW MA 01028												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		134700		134,700																			
												RES LAND		101		75100		75,100																			
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		23300		23,300																			
				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#																																	
GIS ID F_374332_2855331														Total		233,100		233,100																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
MCCARTHY ROBERT P MCCARTHY,ROBERT P ANDERSON KATHLEEN H, HURLEY MARGARET M				18126 0116		12-05-2009		U		I		100		1A		Year		Assessed		Year		Code		Assessed		Year		Code		Assessed							
				11522 0423		02-28-2001		U		I		94,500				2022		101		120,600		2021		101		116,000		2020		101		110,300					
				08954 0338		09-29-1994		U		I		1		1A		101		68,300		101		101		63,200		101		63,200									
				03769 0266		01-23-1973		U		I		0				101		23,300		101		101		23,300		101		23,300									
				Total												Total		212,200		Total		202,500		Total		196,800											
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																		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 134,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 23,300 Appraised Land Value (Bldg) 75,100 Special Land Value 0 Total Appraised Parcel Value 233,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 233,100																			
Nbhd				Nbhd Name				Tracing				Batch																									
0001								101				MF																									
NOTES																																					
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									
201701921		06-27-2017		12		REROOF		5,600		03-01-2018		100		03-01-2018		REBUILD EXISTING ONE CAR GARAGE		03-01-2018						333		15		PERMIT VISIT									
201701724		06-16-2017		1		PORCH		6,000		03-01-2018		100		03-01-2018				03-06-2015						105		1		LEFT NOTICE									
218		09-18-2009		3		GARAGE		25,000				0						10-02-2006						250		6		INFO BY PHON									
210		09-10-2009		5		DEMOLITION		2,000				0						04-13-2004						316		2		MEASURED									
																		06-12-1990						131		3		MEAS+INSPCTD									
																		05-05-1980		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				5,600	SF	17.65	0.760	3	LAND	1.00	MF	1.00					0			1.000	13.41	75,100											
Total Card Land Units																		0.13 AC		Parcel Total Land Area: 0.13								Total Land Value								75,100	

Property Location 70 WOOD AV
 Vision ID 1175

Account # 1205

Map ID 2/ 77/ 16/ /

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	02	BUNGALOW	Basement Floor		
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	2	CLAPBOARD	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	101.13	
Interior Floor 2			RCN	192,410	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1919	
AC Type	01	NONE	Effective Year Built	1991	
Bedrooms	2		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	6		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	70	
Extra Kitchen St			RCNLD	134,700	
FBM Sqft	482		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	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
04	GARAGE/L			L	728	30.48	2009	70	0.00	GD	V	1.50	23,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	964		23.37	22,533	
EFB	ENCL PORCH	0	96		58.38	5,604	
FFL	1ST FLOOR	1,060	1,060		116.75	123,759	
OPF	OPEN PORCH	0	104		11.23	1,168	
UHS	UNFIN HALF STORY	0	964		35.00	33,742	
WDK	WOOD DECK	0	238		23.55	5,604	
Ttl Gross Liv / Lease Area		1,060	3,426			192,410	

