Property Location 17 HOLY CROSS CR | Map ID 3/ 103/ 40/ / | Bldg Name | State Use 101
Vision ID 2541 | Account # 2585 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/12/2022 5:14:16 P

CURRENT OWNER

CALLAHAN KAREN E
CALLAHAN DANIELEEN M
17 HOLY CROSS CR

EAST LONGMEADOW MA 01028

GIS ID F_375282_2853679

TOPO TYPE	UTILITY	STREET	LOCATION

TOPO WET	EASEMENT	TRAFFIC	CORNER

DRAINAGE		VIEW	COMMUNITY

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	159700	159,700
RES LAND	101	76500	76,500
RESIDNTL.	101	4300	4,300
	Total	240,500	240,500

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
CALLAHAN KAREN E	05408	0260	03-21-1983	U	I	53,000	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2022	101	143,900	2021	101	138,000	2020	101	131,000
	101	69,500		101	64,400		101	64,400
	101	4,300		101	4,300		101	4,300
	Total	217,700		Total	206,700		Total	199,700

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	159,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	4,300
Appraised Land Value (Bldg)	76,500
Special Land Value	0
Total Appraised Parcel Value	240,500
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	240,500

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MF

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201802818	09-19-2018	17	DECK	20,100	05-29-2019	100	05-29-2019	12X16 REPLACE E
201200488	02-10-2012	12	REROOF	5,695				
112	05-01-1990	MN	Manual Note	16,000				POOL

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
05-29-2019			334	15	PERMIT VISIT
06-01-2012			317	15	PERMIT VISIT
04-06-2004			250	22	MAILER SENT
04-02-2004			316	2	MEASURED
01-07-1991			107	15	PERMIT VISIT
08-13-1990			131	3	MEAS+INSPCTD
06-08-1980			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				10,000	SF	10.07	0.760	3	LAND	1.00	MF	1.00			0			1.000	7.65	76,500
						Total Card Land Units	0.23	AC	Parcel Total Land Area:	0.23												Total Land Value	76,500

Property Location	17 HOLY CROSS CR	Map ID	3/ 103/ 40/ /	Bldg Name		State Use	101
Vision ID	2541	Account #	2585	Bldg #	1	Sec # 1 of 1	Card # 1 of 1	Print Date	12/12/2022 5:14:16 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style	19	RANCH
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.00	1 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	4	CARPET
Heat Fuel	2	GAS
Heat Type	3	FORCED H/W
AC Type	03	FULL
Bedrooms	3	
Full Baths	1	
Half Baths	0	
Extra Fixtures	0	
Total Rooms	6	
Bath Style	A	AVERAGE
Half Bath Style		
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	538	
FBM Quality	3	
Fireplaces	0	
WS Flues		
Central Vac	0	NO
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

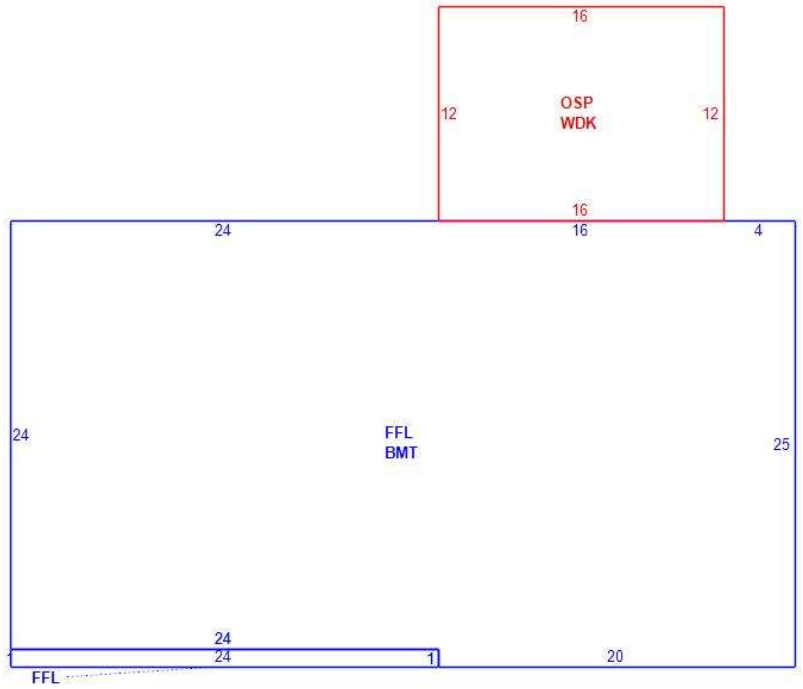
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage	1	
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	130.54
RCN	207,438
Net Other Adj	
Year Built	1966
Effective Year Built	1998
Depreciation Code	GV
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	77
RCNLD	159,700
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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
09	POOL A-R	OB	Outbuildi	L	594	12.08	1990	60	0.00	AV	A	1.00	4,300

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,076		29.99	32,271
FFL	1ST FLOOR	1,100	1,100		150.10	165,110
OSP	SCRN PORCH	0	192		22.67	4,353
WDK	WOOD DECK	0	192		29.71	5,704
	Ttl Gross Liv / Lease Area	1,100	2,560			207,438