

State Use 101
Print Date 12/12/2022 5:39:25 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
MCCARTHY RYAN M 5 REDIN DR EAST LONGMEADOW MA 01028 GIS ID F_382137_2841958												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		150900		150,900															
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		120800		120,800															
				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		271,700		271,700																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
MCCARTHY RYAN M MCCARTHY MICHAEL F MCCARTHY MICHAEL F MCCARTHY MICHAEL R BENEDICT KRIS A				21331 0149		08-29-2016		U		I		135,000		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				21247 0529		07-01-2016		U		I		100		1A		2022		101		134,100		2021		101		128,500		2020		101		121,900	
				21036 0363		01-22-2016		U		I		100		1A				101		108,900				101		100,900				101		100,900	
				21036 0361		01-22-2016		U		I		135,000		1																			
				19097 0383		01-27-2012		U		I		1		1																			
				Total												Total		243,000		Total		229,400		Total		222,800							
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) 150,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 120,800 Special Land Value 0 Total Appraised Parcel Value 271,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 271,700															
Nbhd				Nbhd Name				Tracing				Batch																					
0001								101				MG																					
NOTES																																	
EST TOTAL RENO 2016 SEE DEP																																	
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					
																		06-24-2016						317		15		PERMIT VISIT					
																		02-26-2016						105		3		MEAS+INSPECT					
																		12-07-2012						317		2		MEASURED					
																		10-02-2002						274		3		MEAS+INSPECT					
																		02-13-1992						105		3		MEAS+INSPECT					
																		11-17-1980						500		3		MEAS+INSPECT					
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				10,000	SF	10.07	1.200	7	LAND	1.00	MG	1.00		0		1.000	12.08	120,800											
Total Card Land Units								0.23	AC	Parcel Total Land Area: 0.23								Total Land Value								120,800							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	
Exterior Wall 2			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	134.36	
Interior Floor 2	3	HARDWOOD	RCN	195,922	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1950	
AC Type	03	FULL	Effective Year Built	1998	
Bedrooms	3		Depreciation Code	GV	
Full Baths	1		Remodel Rating	04	
Half Baths	0		Year Remodeled	2016	
Extra Fixtures	1		Depreciation %	23	
Total Rooms	5		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	77	
Extra Kitchen St			RCNLD	150,900	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		30.31	27,642	
EFP	ENCL PORCH	0	200		75.94	15,188	
FFL	1ST FLOOR	912	912		151.88	138,512	
GAR	GARAGE	0	240		60.75	14,580	
Ttl Gross Liv / Lease Area		912	2,264			195,922	

