

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
MCMAHON CHRISTOPHER J MCMAHON ELAINE MARIE 251 MAPLESHADE AV EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	144400		144,400																		
												RES LAND		101	94300		94,300																		
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	400		400																		
				SUPPLEMENTAL DATA																															
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10																											
GIS ID F_384022_2853667				Mailed				Assoc Pid#				Total		239,100		239,100																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
MCMAHON CHRISTOPHER J MCMAHON CHRISTOPHER J CARABINE WILLIAM T, CIMINI DONALD F, CAROTENUTI GARY P + MARY M,				23935		0372		06-11-2021		U		I		100		1A		Year		Code		Assessed		Year		Code		Assessed							
				19982		0538		08-22-2013		Q		I		217,000		00		2022		101		130,000		2021		101		124,900		2020		101		118,600	
				18877		0517		08-12-2011		U		I		169,000						101		85,900				101		79,700		101		79,700			
				10414		0229		08-21-1998		U		I		139,000						101		400				101		400		101		400			
				04357		0189		12-03-1976		U		I		0																					
																Total		216,300		Total		205,000		Total		198,700									
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		5,000.00																													
ASSESSING NEIGHBORHOOD																																			
Nbhd				Nbhd Name				Tracing				Batch																							
0001								101				MA																							
NOTES																																			
BC CONFIRMS BP202202446 COMP 11/3/22																																			
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							
202202446		08-02-2022		8		RENOVATION		28,600				0				3 WINDOWS, 1 EXT		08-01-2019						334		2		MEASURED							
																		11-08-2013						317		3		MEAS+INSPCTD							
																		12-13-2002						250		22		MAILER SENT							
																		12-10-2002						274		2		MEASURED							
																		06-12-1992						131		14		INSPECTED							
																		06-08-1992						107		1		LEFT NOTICE							
																		10-20-1980						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		RA				19,572	SF	5.36		1.000	5	LAND	1.00	MA	1.00				0	TRF2	0.9	1.000	4.82	94,300									
Total Card Land Units								0.45	AC	Parcel Total Land Area:				0.45							Total Land Value						94,300								

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	21	SPLIT LEVL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	
Roof Structure	2	HIP		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	123.52	
Interior Floor 2			RCN	229,247	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1952	
AC Type	03	FULL	Effective Year Built	1984	
Bedrooms	3		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
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	63	
Extra Kitchen St			RCNLD	144,400	
FBM Sqft	325		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
02	SHED/FR			L	96	7.48	1995	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	572		28.81	16,478	
FFL	1ST FLOOR	1,247	1,247		144.54	180,246	
LLV	LOWR LEVEL	0	650		36.25	23,561	
WDK	WOOD DECK	0	308		29.10	8,962	
Ttl Gross Liv / Lease Area		1,247	2,777			229,247	

