

State Use 101
Print Date 12/12/2022 6:27:26 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
MCCOMBE STEVEN M MCCOMBE JENNIFER A 61 HANWARD HL EAST LONGMEADOW MA 01028 GIS ID F_383014_2851541												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	139100		139,100												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	101100		101,100												
												RESIDNTL.		101	4100		4,100												
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
												Total		244,300		244,300													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
MCCOMBE STEVEN M ROBINSON EARL L				20081		0141		10-31-2013		Q		I		179,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				03853		0216		10-01-1973		U		I		0				2022	101	124,000	2021	101	119,100	2020	101	113,100			
																	101	92,000		101	85,200		101	85,200					
																	101	4,100		101	4,100		101	4,100					
				Total		0.00										Total	220,100	Total		208,400		Total		202,400					
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)				139,100									
																Appraised Xf (B) Value (Bldg)				0									
																Appraised Ob (B) Value (Bldg)				4,100									
																Appraised Land Value (Bldg)				101,100									
																Special Land Value				0									
																Total Appraised Parcel Value				244,300									
																Valuation Method				C									
																Adjustment													
																Net Total Appraised Parcel Value				244,300									
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	
266		10-25-1995		MN		Manual Note		15,000								REMODEL		07-18-2019						334		2		MEASURED	
44		03-01-1992		MN		Manual Note		7,000								RENOVATION		11-30-2012						317		2		MEASURED	
																		11-19-2002						274		3		MEAS+INSPCTD	
																		12-19-1996						200		14		INSPECTED	
																		12-26-1995						107		15		PERMIT VISIT	
																		02-17-1993						131		15		PERMIT VISIT	
																		02-21-1992						170		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				10,990	SF	9.20	1.000	5	LAND	1.00		MA	1.00				0			1.000	9.2	101,100			
Total Card Land Units								0.25	AC	Parcel Total Land Area: 0.25								Total Land Value								101,100			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
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	3	ALUMINUM	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		118.97
Interior Floor 1	4	CARPET	RCN		244,071
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1950
Heat Type	1	FORCED H/A	Effective Year Built		1978
AC Type	03	FULL	Depreciation Code		AV
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		57
Extra Kitchens	0		RCNLD		139,100
Extra Kitchen St			Dep % Ovr		
FBM Sqft	432		Dep Ovr Comment		
FBM Quality	1		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
03	GARAGE	OB	Outbuildi	L	240	28.18	1950	60	0.00	AV	A	1.00	4,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		27.77	23,991	
EFB	ENCL PORCH	0	169		69.75	11,788	
FFL	1ST FLOOR	1,020	1,020		138.68	141,450	
HST	HALF STORY	432	864		69.34	59,908	
WDK	WOOD DECK	0	248		27.96	6,934	
Ttl Gross Liv / Lease Area		1,452	3,165			244,071	

