

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				
MCCOMBE JAMES A MCCOMBE VIRGINIA L 22 WILDER LN EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed	1006 EAST LONGMEADOW
		TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	208400	208,400	
		DRAINAGE		VIEW	COMMUNITY	RES LAND	101	137100	137,100	
						RESIDNTL.	101	600	600	
SUPPLEMENTAL DATA						Total		346,100	346,100	
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_384572_2849928

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCCOMBE JAMES A		03737 0058	10-05-1972	U	I	0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2022	101	186,200	2021	101	178,300	2020	101	171,200
									101	123,500		101	114,300		101	114,300
									101	600		101	600		101	600
								Total		310,300	Total		293,200	Total		286,100

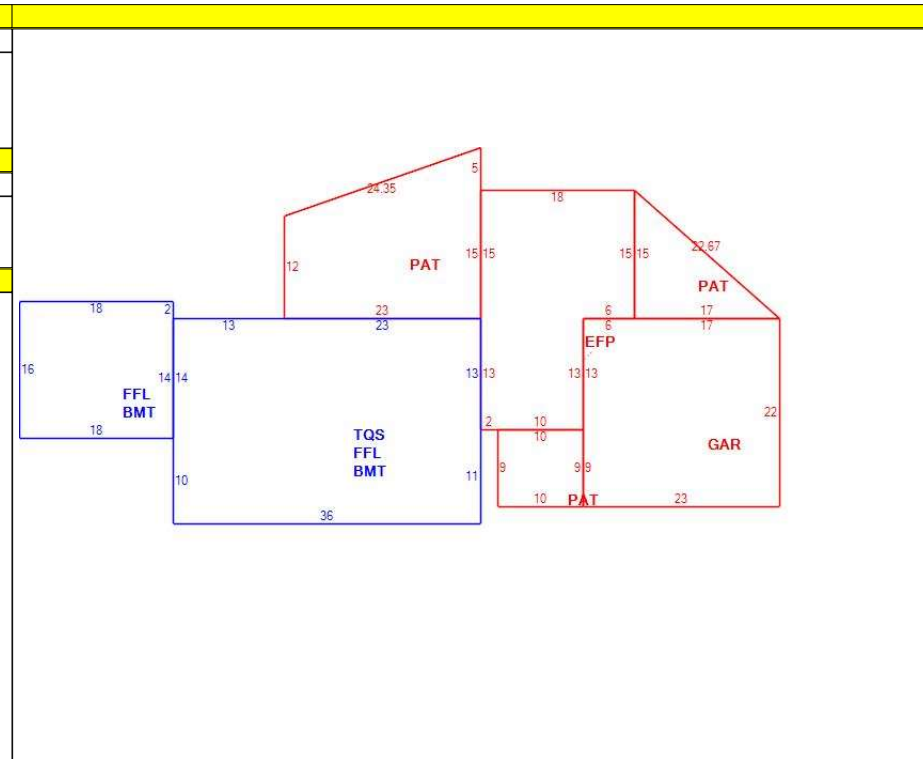
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor				
Year	Code	Description	Amount	Code	Description	YEAR	Amount	Comm Int				
			0.00									
Total			0.00									

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	Tracing	Batch				
0001		101	MG				
NOTES				NET TOTAL APPRAISED PARCEL VALUE			
				346,100			

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	
230	09-24-2009	20	WOOD STOVE	3,000				FIREPLACE INSER	12-01-2021		1	334	3	MEAS+INSPCTD	
117	05-21-2004	4	ADDITION	42,000				THREE SEASON R	11-22-2011			316	2	MEASURED	
									03-17-2005			311	14	INSPECTED	
									01-04-2005			311	2	MEASURED	
									04-22-1992			131	3	MEAS+INSPCTD	
									09-24-1980			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	RAA				40,000 SF	2.84	1.200	7	LAND	1.00	MG	1.00		0			1.000	3.41	136,400			
1	101	ONE FAM	RAA				0.100 AC	7,000.00	1.000	0		1.00	MG	1.00		0			1.000	7,000	700			
Total Card Land Units							1.02 AC	Parcel Total Land Area:				1.02											Total Land Value	137,100

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	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	Percentage
Exterior Wall 2	19	TEX 111	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		106.74
Interior Floor 1	3	HARDWOOD	RCN		293,575
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1972
Heat Type	3	FORCED H/W	Effective Year Built		1992
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		29
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		71
Extra Kitchens	0		RCNLD		208,400
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	2		Misc Imp Ovr Comment		
WS Flues	1		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
02	SHED/FR			L	140	7.48	2000	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,152		23.69	27,293	
EPF	ENCL PORCH	0	426		59.33	25,275	
FFL	1ST FLOOR	1,152	1,152		118.66	136,701	
GAR	GARAGE	0	506		47.37	23,970	
PAT	PATIO	0	586		5.87	3,441	
TQS	3/4 STORY	648	864		89.00	76,894	
Ttl Gross Liv / Lease Area		1,800	4,686			293,575	

