

State Use 101
Print Date 12/12/2022 7:29:26 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW		
MCGRATH ANDREW A + LINDA M 78 COOLEY AV EAST LONGMEADOW MA 01028 GIS ID F_375709_2851907											Description		Code	Appraised		Assessed						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	178200		178,200					
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	103300		103,300					
												RESIDNTL.		101	6500		6,500					
				SUPPLEMENTAL DATA								Total		288,000		288,000						
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCGRATH ANDREW A + LINDA M SMITH MICHAEL E + LINDA L SMITH MICHAEL E PORCELLO ANDREW J + THERE CELLA				09879	0461	05-30-1997	U	I	125,500		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				08683	0479	12-21-1993	U	I	1			2022	101	157,500	2021	101	151,600	2020	101	148,200		
				07788	0532	08-23-1991	U	I	142,500			101	94,000	101	87,100	101	87,100					
				06951	0027	08-31-1988	U	I	151,000			101	6,500	101	6,500	101	6,500					
				05960	0318	12-06-1985	U	I	90			Total	258,000	Total	245,200	Total	241,800					
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																						
Nbhd		Nbhd Name				Tracing				Batch		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 178,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 6,500 Appraised Land Value (Bldg) 103,300 Special Land Value 0 Total Appraised Parcel Value 288,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 288,000										
0001						101				MA												
NOTES																						
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					
202102706	09-01-2021	21	SIDING		50,000	06-13-2022	100	10-25-2021		REPLC DECK & SID		06-10-2019			400	14	INSPECTED					
202102109	06-15-2021	12	REROOF		9,000	06-13-2022	100	06-13-2022				05-29-2019			333	15	PERMIT VISIT					
201801249	04-11-2018	7	REMODEL		30,000	06-10-2019	100	06-10-2019		KITCHEN		06-19-2015			317	15	PERMIT VISIT					
201501780	05-29-2015	3	GARAGE		5,000	06-19-2015	100	06-19-2015		14X24 PRE-FAB ON		06-05-2015			317	15	PERMIT VISIT					
201402783	10-31-2014	9	ALTERATION		2,309	03-19-2015	100	03-19-2015		ENTRY DOOR NVC		03-19-2015			317	15	PERMIT VISIT					
201202097	05-03-2012	9	ALTERATION		11,500					ENTRY DOOR & 3		07-11-2012			317	15	PERMIT VISIT					
285	11-18-2009	25	WINDOWS		2,000					6 REPLACEMENT N		01-14-2010			316	15	PERMIT VISIT					
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	RB				16,040 SF	6.44	1.000	5	LAND	1.00	MA	1.00			0		1.000	6.44	103,300	
Total Card Land Units							0.37 AC	Parcel Total Land Area: 0.37							Total Land Value							103,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	18	SPLIT ENT	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage	2		
Grade	C	AVERAGE	#Heat Sys	1.00		
Stories	1.00	1 STORY	Units	1		
Foundation	1	CONCRETE	MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
Exterior Wall 2			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		133.19	
Interior Floor 1	4	CARPET	RCN		214,693	
Interior Floor 2	3	HARDWOOD	Net Other Adj			
Heat Fuel	1	OIL	Year Built		1985	
Heat Type	1	FORCED H/A	Effective Year Built		2004	
AC Type	03	FULL	Depreciation Code		GV	
Bedrooms	3		Remodel Rating		03	
Full Baths	2		Year Remodeled		2021	
Half Baths	0		Depreciation %		17	
Extra Fixtures	0		Functional Obsol			
Total Rooms	5		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	G	GOOD	Overall % Condition		83	
Extra Kitchens	0		RCNLD		178,200	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	400		Dep Ovr Comment			
FBM Quality	3		Misc Imp Ovr			
Fireplaces	1		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	96	7.48	1998	70	0.00	GD	A	1.00	500
03	GARAGE	OB	Outbuildi	L	288	28.18	2015	70	0.00	GD	A	1.00	5,700
19	PATIO			L	96	5.75	2015	60	0.00	AV	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,041	1,041		163.02	169,700	
LLV	LOWR LEVEL	0	1,008		40.75	41,080	
WDK	WOOD DECK	0	120		32.60	3,912	
Ttl Gross Liv / Lease Area		1,041	2,169			214,693	

