

State Use 101
Print Date 12/12/2022 8:03:20 P

CURRENT OWNER				TOPO TYPE				UTILITY				STREET				LOCATION				CURRENT ASSESSMENT																	
MCNULTY EILEEN M TR 261 MAPLESHADE AVE EAST LONGMEADOW MA 01028 GIS ID F_384562_2857142																				Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET				EASEMENT				TRAFFIC				CORNER				RESIDNTL.		101		124000		124,000											
																				RES LAND		101		69200		69,200											
				DRAINAGE								VIEW				COMMUNITY				RESIDNTL.		101		5700		5,700											
				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		198,900		198,900													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
MCNULTY EILEEN M TR MCNULTY REALTY TRUST THE, MCNULTY LAWRENCE J + JEAN,				17474		0366		09-18-2008		U		I		1		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed			
				11488		0399		01-30-2001		U		I		100		1A		2022		101		111,900		2021		101		107,300		2020		101		101,700			
				02574		0599		10-21-1957		U		I		0						101		62,900				101		58,300				101		58,300			
																				101		5,700				101		5,700				101		5,700			
				Total		0.00														Total		180,500		Total		171,300		Total		165,700							
EXEMPTIONS								OTHER ASSESSMENTS																This signature acknowledges a visit by a Data Collector or Assessor													
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int																					
ASSESSING NEIGHBORHOOD																		APPROAISED VALUE SUMMARY																			
Nbhd				Nbhd Name								Tracing				Batch				Appraised BLDG. Value (Card)												124,000					
0001												101				MF				Appraised Xf (B) Value (Bldg)												0					
NOTES																		Appraised Ob (B) Value (Bldg)												5,700							
																		Appraised Land Value (Bldg)												69,200							
																		Special Land Value												0							
																		Total Appraised Parcel Value												198,900							
																		Valuation Method												C							
																		Adjustment																			
																		Net Total Appraised Parcel Value												198,900							
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									
																		11-29-2021						334		2		MEASURED									
																		04-08-2011						317		2		MEASURED									
																		09-18-2002						250		22		MAILER SENT									
																		09-17-2002						274		2		MEASURED									
																		02-21-1992						170		3		MEAS+INSPECTD									
																		01-16-1981						500		3		MEAS+INSPECTD									
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				11,097	SF	9.12	0.760	3	LAND	0.90	MF	1.00	CLOC			0			1.000	6.24	69,200												
Total Card Land Units														0.25		AC		Parcel Total Land Area: 0.25										Total Land Value								69,200	

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	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	2		PLASTER				COST / MARKET VALUATION						
Interior Wall 2	8		PLYWD PANL				Adj Base Rate			133.64			
Interior Floor 1	3		HARDWOOD				RCN			196,894			
Interior Floor 2							Net Other Adj						
Heat Fuel	1		OIL				Year Built			1950			
Heat Type	1		FORCED H/A				Effective Year Built			1984			
AC Type	01		NONE				Depreciation Code			AG			
Bedrooms	3						Remodel Rating						
Full Baths	1						Year Remodeled						
Half Baths	1						Depreciation %			37			
Extra Fixtures	0						Functional Obsol						
Total Rooms	5						External Obsol						
Bath Style	A		AVERAGE				Cost Trend Factor			1			
Half Bath Style	A		AVERAGE				Condition						
Kitchens	1						% Complete						
Kitchen Style	A		AVERAGE				Overall % Condition			63			
Extra Kitchens	0						RCNLD			124,000			
Extra Kitchen St							Dep % Ovr						
FBM Sqft	384						Dep Ovr Comment						
FBM Quality	1						Misc Imp Ovr						
Fireplaces	0						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	336	28.18	1975	60	0.00	AV	A	1.00	5,700
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	768		30.23		23,217		
FFL	1ST FLOOR					768	768		150.76		115,785		
HST	HALF STORY					384	768		75.38		57,892		
Ttl Gross Liv / Lease Area						1,152	2,304				196,894		

