

State Use 101
Print Date 12/12/2022 8:35:47 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
MCALLISTER REGINALD B MCALLISTER CYNTHIA A 4 HERITAGE CR EAST LONGMEADOW MA 01028 GIS ID F_386364_2854600												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		305100		305,100															
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		114200		114,200															
												RESIDNTL.		101		1000		1,000															
				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		420,300		420,300															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
MCALLISTER REGINALD B MCLAUGHLIN HOME BUILDERS THE ALDER GROUP INC				09716 0514		12-19-1996		U		I		183,900		1		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				09511 0211		06-05-1996		U		V		53,000				2022		101		278,000		2021		101		266,600		2020		101		255,900	
				00000 0000				U				0						101		116,200				101		107,800				101		107,800	
																		101		1,000				101		1,000				101		1,000	
																		Total		395,200		Total		375,400		Total		364,700					
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				0.00																													
ASSESSING NEIGHBORHOOD																		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 305,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,000 Appraised Land Value (Bldg) 114,200 Special Land Value 0 Total Appraised Parcel Value 420,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 420,300															
Nbhd				Nbhd Name				Tracing				Batch																					
0001								101				NV																					
NOTES																																	
SUB DIV #625)																																	
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					
201903337		12-01-2019		91		INSULATION		3,500				0				DWELLING-LEFT N		05-11-2018						333		2		MEASURED					
140		06-11-1996		MN		Manual Note		140,000										09-23-2010						311		2		MEASURED					
																		09-23-2010						311		2		MEASURED					
																				08-28-2002				274		3		MEAS+INSPCTD					
																				01-20-1998				200		15		PERMIT VISIT					
																				12-26-1996				200		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				40,000		SF	2.84	1.250	9	LAND	0.80	NV	1.00	TOP3			0			1.000	2.84	113,600							
1	101	ONE FAM		RA				0.090		AC	7,000.00	1.000	0		1.00	NV	1.00				0			1.000	7,000	600							
Total Card Land Units								1.01		AC	Parcel Total Land Area:				1.01				Total Land Value										114,200				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	4	CARPET
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	2	HIP	Percentage		100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	105.47	
Interior Floor 2	10	PARQUET	RCN	358,986	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1996	
AC Type	03	FULL	Effective Year Built	2006	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	15	
Total Rooms	8		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	85	
Extra Kitchen St			RCNLD	305,100	
FBM Sqft			Dep % Ovr		
FBM Quality			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
19	PATIO			L	160	5.75	1996	70	0.00	GD	A	1.00	600
02	SHED/FR			L	80	7.48	2000	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	1,003		27.84	27,924	
FFL	1ST FLOOR	1,031	1,031		138.93	143,233	
GAR	GARAGE	0	441		55.44	24,451	
OFP	OPEN PORCH	0	102		13.62	1,389	
SFL	2ND FLOOR	776	776		138.93	107,807	
TQS	3/4 STORY	336	448		104.19	46,679	
WDK	WOOD DECK	0	272		27.58	7,502	
Ttl Gross Liv / Lease Area		2,143	4,073			358,986	

