Property Location 40 SOUTH BEND LN | Map ID 53/ 35/ 3/ / | Bldg Name | State Use 101
Vision ID 4227 | Account # 4296 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/12/2022 9:26:14 P

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
MCGOWAN THOMAS M JR				
MCGOWAN KELLY M	TOPO WET	EASEMENT	TRAFFIC	CORNER
40 SOUTH BEND LN	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

GIS ID F_388058_2845058

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	222800	222,800
RES LAND	101	133500	133,500
Total		356,300	356,300

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
MCGOWAN THOMAS M JR	23610	0507	12-23-2020	U	I	100	1A
MCGOWAN THOMAS M JR	23443	0571	09-28-2020	U	I	143,000	1A
MCGOWAN THOMAS M JR	22094	0580	03-15-2018	U	I	100	1A
MCGOWAN THOMAS M SR LE	21524	0440	01-06-2017	U	I	100	1A
MCGOWAN THOMAS M	20754	0378	06-19-2015	Q	I	252,400	00

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2022	101	200,600	2021	101	153,600	2020	101	145,500
	101	120,100		101	111,200		101	111,200
	Total	320,700		Total	264,800		Total	256,700

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MG

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	222,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	133,500
Special Land Value	0
Total Appraised Parcel Value	356,300
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	356,300

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
202200302	01-24-2022	20	WOOD STOVE	4,000	02-23-2022	100	02-23-2022	WOOD INSERT EX
202002413	08-27-2020	7	REMODEL	59,900	07-01-2021	100	07-01-2021	KITCHEN & MUD R
201902834	09-11-2019	25	WINDOWS	7,796	05-22-2020	100	10-21-2019	REPLACE 4 WINDO
108	05-18-2004	9	ALTERATION	2,720				REPLACE SLIDING
144	01-01-1984	MN	Manual Note					REM+GAR

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
07-01-2021			334	15	PERMIT VISIT
05-22-2020			400	15	PERMIT VISIT
04-03-2018			333	2	MEASURED
05-08-2009			317	14	INSPECTED
04-03-2009			317	2	MEASURED
01-10-2005			311	15	PERMIT VISIT
05-02-2002			274	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				34,224	SF	3.25	1.200	7	LAND	1.00	MG	1.00			0			1.000	3.9	133,500
						Total Card Land Units	0.79	AC	Parcel Total Land Area:			0.79										Total Land Value	133,500

Property Location 40 SOUTH BEND LN | Map ID 53/ 35/ 3/ / | Bldg Name | State Use 101
Vision ID 4227 | Account # 4296 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/12/2022 9:26:15 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style	19	RANCH
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.00	1 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	4	CARPET
Heat Fuel	1	OIL
Heat Type	3	FORCED H/W
AC Type	03	FULL
Bedrooms	3	
Full Baths	2	
Half Baths	0	
Extra Fixtures	1	
Total Rooms	6	
Bath Style	A	AVERAGE
Half Bath Style		
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	420	
FBM Quality	1	
Fireplaces	2	
WS Flues		
Central Vac	0	NO
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

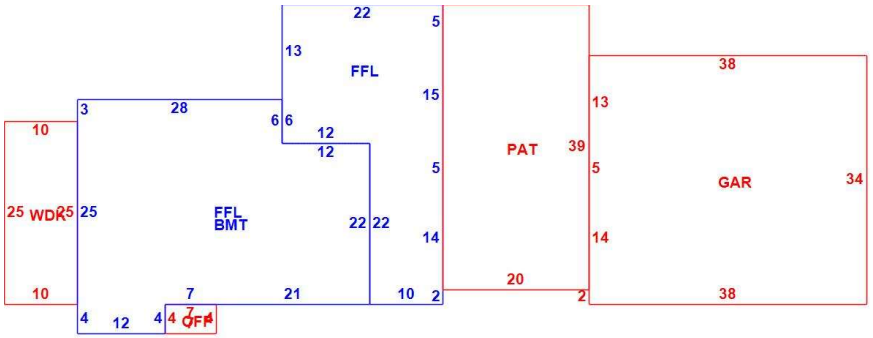
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	105.72
RCN	309,498
Net Other Adj	
Year Built	1953
Effective Year Built	1998
Depreciation Code	GV
Remodel Rating	03
Year Remodeled	2021
Depreciation %	23
Functional Obsol	
External Obsol	5
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	72
RCNLD	222,800
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,096		24.14	26,456
FFL	1ST FLOOR	1,734	1,734		120.80	209,473
GAR	GARAGE	0	1,292		48.34	62,455
OFP	OPEN PORCH	0	28		12.94	362
PAT	PATIO	0	780		6.04	4,711
WDK	WOOD DECK	0	250		24.16	6,040
	Ttl Gross Liv / Lease Area	1,734	5,180			309,498