

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
MOYNAHAN JOHN C 53 FOREST HILLS RD EAST LONGMEADOW MA 01028 GIS ID F_388656_2858523												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW														
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	104900		104,900																
												RES LAND		101	128200		128,200																
				DRAINAGE				VIEW		COMMUNITY																							
				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		233,100		233,100																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
MOYNAHAN JOHN C				05751	0141	01-25-1985	U	I	75,000				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed												
													2022	101 101	95,000 115,600	2021	101 101	91,200 107,200	2020	101 101	86,600 107,200												
Total		210,600		Total		198,400		Total		193,800																							
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												APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 104,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 128,200 Special Land Value 0 Total Appraised Parcel Value 233,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 233,100																					
Nbhd		Nbhd Name				Tracing		Batch																									
0001						101		MG																									
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								
																		05-01-2018							333	2	MEASURED						
																		09-12-2008							317	2	MEASURED						
																		10-03-2001							250	22	MAILER SENT						
																		10-01-2001							247	2	MEASURED						
																		03-12-1991							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				24,805	SF	4.31	1.200	7	LAND	1.00	MG	1.00			0			1.000	5.17	128,200									
																		Total Card Land Units					0.57	AC	Parcel Total Land Area: 0.57			Total Land Value					128,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	21	SPLIT LEVL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		123.55
Interior Floor 2	4	CARPET	RCN		228,055
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1956
AC Type	01	NONE	Effective Year Built		1967
Bedrooms	3		Depreciation Code		FR
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		54
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		46
Extra Kitchen St			RCNLD		104,900
FBM Sqft	506		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	2		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	632		28.69	18,129	
FFL	1ST FLOOR	1,280	1,280		143.88	184,171	
LLV	LOWR LEVEL	0	620		35.97	22,302	
OSP	SCRN PORCH	0	160		21.58	3,453	
Ttl Gross Liv / Lease Area		1,280	2,692			228,055	

