

Property Location

77 PINE GROVE CR

Map ID

46/ 69/ 44/ /

Bldg Name

State Use

101

Vision ID

6236

Account #

6322

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 11:20:29

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
MCKINNON LAWRENCE A MCKINNON MAUREEN T 77 PINE GROVE CR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	424400	424,400												
						RES LAND	101	141800	141,800												
						RESIDNTL.	101	1900	1,900												
		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#															
GIS ID F_385446_2857471						Total				568,100	568,100										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
MCKINNON LAWRENCE A CHAPDELAINE,JOSEPH & SONS INC WILDER NORMA B WILDER NORMA B ET AL, WILDER NORMA B ET AL,		12155	0130	01-22-2002	U	I	80,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		11103	0429	02-24-2000	U	V	200,000		2022	101	385,800	2021	101	369,600	2020	101	350,100				
		03336	0247	05-13-1968	U	V	1		101	144,200	101	133,800	101	133,800							
		00147	0075	06-18-1964	U	V	1		101	1,900	101	1,900	101	1,900							
		00000	0000		U	0		Total	531,900	Total	505,300	Total	485,800								
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int			
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing		Batch															
0001				101		NV															
NOTES																					
SUB DIV #834 ORCHARD HILL																					
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							
201903081	10-18-2019	91	INSULATION	4,008		0		OC 7/31/02	08-20-2019			334	2	MEASURED							
315	12-06-2001	2	DWELLING	295,000					03-11-2011				317	16	FIELDREV CHG						
									09-28-2010				311	2	MEASURED						
									10-03-2002				274	14	INSPECTED						
									09-18-2002				250	22	MAILER SENT						
									09-16-2002				274	2	MEASURED						
								02-05-2002				105	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	RA				39,952 SF	2.84	1.250	9	LAND	1.00	NV	1.00			0		1.000	3.55	141,800
Total Card Land Units							0.92	AC	Parcel Total Land Area: 0.92							Total Land Value					141,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
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	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	93.14	
Interior Floor 2	4	CARPET	RCN	476,815	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2002	
AC Type	03	FULL	Effective Year Built	2010	
Bedrooms	3		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	11	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	89	
Extra Kitchen St			RCNLD	424,400	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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	288	5.75	2005	70	0.00	GD	G	1.25	1,400
19	PATIO			L	144	5.75	2015	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,460		26.48	38,654
EFB	ENCL PORCH	0	196		66.19	12,973
FFL	1ST FLOOR	1,468	1,468		132.38	194,327
GAR	GARAGE	0	750		52.95	39,713
OPF	OPEN PORCH	0	156		13.58	2,118
SFL	2ND FLOOR	1,102	1,102		132.38	145,877
UHS	UNFIN HALF STORY	0	1,086		39.74	43,154
Ttl Gross Liv / Lease Area		2,570	6,218			476,815

