

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
MCCOY JAMES L MCCOY MONIQUE R 26 WESTMINSTER ST EAST LONGMEADOW MA 01028 GIS ID F_380248_2856047												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	175200		175,200										
												RES LAND		101	113800		113,800										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	500		500										
				SUPPLEMENTAL DATA								Total		289,500		289,500											
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
MCCOY JAMES L TURCOTTE MONIQUE MCCOLLUM ,MADELINE R				20178 0030		01-29-2014		U		I		100		1A		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				18233 0552		03-29-2010		U		I		188,000				2023		101	161,400	2022	101	142,800	2021	101	137,300		
				02736 0306		08-23-1960		U		I		0						101	103,500		101	94,200		101	87,100		
																		101	300		101	300		101	300		
				Total										Total		265,200		Total		237,300		Total		224,700			
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																											
ASSESSING NEIGHBORHOOD																											
Nbhd		Nbhd Name						Tracing			Batch																
0001								101			MA																
NOTES																											
ADD KITCHEN CONVERTED TO LAUNDRY. IG																Appraised BLDG. Value (Card)										175,200	
POOL FILLED IN																Appraised Xf (B) Value (Bldg)										0	
																Appraised Ob (B) Value (Bldg)										500	
																Appraised Land Value (Bldg)										113,800	
																Special Land Value										0	
																Total Appraised Parcel Value										289,500	
																Valuation Method										C	
																Adjustment											
																Net Total Appraised Parcel Value										289,500	
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			
B-23-156		03-08-2023		91	INSULATION		5,500		03-20-2015		0		03-20-2015		NVC POOL DECK		03-20-2015					317	15	PERMIT VISIT			
B-23-79		02-07-2023		91	INSULATION		6,500				0						02-25-2011					317	16	FIELDREV CHG			
201402826		11-17-2014		54	FENCE		7,489				100						03-30-2010					316	14	INSPECTED			
59		03-15-2010		5	DEMOLITION		3,000										03-30-2010					316	P0	INSPECTED			
266		08-01-1988		MN	Manual Note		2,500										11-29-2003					274	3	MEAS+INSPCTD			
													05-21-1992		170	3	MEAS+INSPCTD										
															08-12-1991		131	2	MEASURED								
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		RB				16,350	SF	6.96	1.000	5	LAND	1.00	MA	1.00				0			1.000	6.96	113,800		
Total Card Land Units								0.38	AC	Parcel Total Land Area: 0.38								Total Land Value								113,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	19	RANCH	Basement Floor	4		
Model	01	RESIDENTIAL	Bsmt Garage			
Grade	C	AVERAGE	#Heat Sys	1.00		
Stories	1.00	1 Story	Units	1		
Foundation	1		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	1	DRYWALL				
Interior Wall 2	8	PLYWD PANL	COST / MARKET VALUATION			
Interior Floor 1	4	CARPET	Adj Base Rate		129.01	
Interior Floor 2			RCN		278,107	
Heat Fuel	2	GAS	Net Other Adj			
Heat Type	1	FORCED H/A	Year Built		1960	
AC Type	03	FULL	Effective Year Built		1984	
Bedrooms	3		Depreciation Code		AG	
Full Baths	2		Remodel Rating			
Half Baths	1		Year Remodeled			
Extra Fixtures	1		Depreciation %		37	
Total Rooms	5		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		63	
Extra Kitchen St			RCNLD		175,200	
FBM Sqft	998		Dep % Ovr			
FBM Quality	1		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
01	SHED/MTL			L	100	10.00	1988	50	0.00	FR	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,248		30.28	37,786	
EFB	ENCL PORCH	0	285		75.84	21,614	
FFL	1ST FLOOR	1,248	1,248		151.15	188,629	
GAR	GARAGE	0	264		60.69	16,021	
WDK	WOOD DECK	0	465		30.23	14,056	
Ttl Gross Liv / Lease Area		1,248	3,510			278,107	

