

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
MCCANDLISH EDWARD C MCCANDLISH CHRISTIANNE F 75 FAIRVIEW STREET EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	183700		183,700											
												RES LAND		101	111600		111,600											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	19200		19,200											
				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_379407_2854492												Total		314,500		314,500												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)												
MCCANDLISH EDWARD C MCDONAGH JEROME W + COLLEEN B, CRUZ DOMINGA TORRES STEPHEN CALO DOMINGAA				16895 0018		08-29-2007		U		I		215,000		1		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				09960 0081		08-12-1997		U		I		117,000				2023		101	168,800	2022	101	152,700	2021	101	131,800			
				09828 0480		04-16-1997		U		I		96,602						101	101,500		101	92,300		101	85,500			
				07167 0326		05-15-1989		U		I		130,000				101	16,000											
				07105 0241		02-27-1989		U		I		1 1A		Total		286,300		Total		245,000		Total		217,300				
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																												
SUB DIV # 565 + 573																Appraised BLDG. Value (Card)										183,700		
																Appraised Xf (B) Value (Bldg)										0		
																Appraised Ob (B) Value (Bldg)										19,200		
																Appraised Land Value (Bldg)										111,600		
																Special Land Value										0		
																Total Appraised Parcel Value										314,500		
																Valuation Method										C		
																Adjustment												
																Net Total Appraised Parcel Value										314,500		
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				
202202342		07-18-2022		11	POOL		10,974		05-04-2023		100		05-04-2023		18' AG POOL- ALUM		05-04-2023		1			425	15	PERMIT VISIT				
202102842		09-17-2021		12	REROOF		15,244		06-08-2022		100		06-08-2022				06-08-2022					334	15	PERMIT VISIT				
202102820		09-14-2021		91	INSULATION		3,573				0						06-29-2021					400	15	PERMIT VISIT				
202102131		06-17-2021		3	GARAGE		35,500		06-08-2022		100		06-08-2022		20X26 DETACHED		05-22-2019					334	15	PERMIT VISIT				
202101574		04-29-2021		62	SOLAR		56,650		06-29-2021		100		06-29-2021				12-29-2016					317	2	MEASURED				
201802222		06-22-2018		7	REMODEL		7,500		05-22-2019		100		05-22-2019		BATH NVC		05-28-2004					319	14	INSPECTED				
282		10-22-2003		12	REROOF		1,700								NVC		03-22-2004					316	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		RC				11,738	SF	9.51	1.000	5	LAND	1.00	MA	1.00					0			1.000	9.51	111,600		
Total Card Land Units								0.27	AC	Parcel Total Land Area: 0.27								Total Land Value										111,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
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	125.00	
Interior Floor 2	6	CERAMIC TL	RCN	262,490	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1960	
AC Type	01	NONE	Effective Year Built	1991	
Bedrooms	2		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	4		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	70	
Extra Kitchen St	N	NONE	RCNLD	183,700	
FBM Sqft	1056		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
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2021	70	1.00	AV	A	0.00	0
02	SHED/FR			L	80	12.00	2022	60	0.00	AV	A	1.00	600
03	GARAGE	OB	Outbuildi	L	520	32.00	2022	85	0.00	VG	G	1.25	17,700
07	POOLA-C	OB	Outbuildi	L	18	69.00	2023	70	0.00	GD	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value							
BMT	BASEMENT	0	1,320		28.44	37,539							
FFL	1ST FLOOR	1,320	1,320		142.19	187,696							
GAR	GARAGE	0	550		56.88	31,283							
OFP	OPEN PORCH	0	132		14.00	1,849							
PAT	PATIO	0	184		6.96	1,280							
STG	STORAGE	0	50		56.88	2,844							

Ttl Gross Liv / Lease Area		1,320	3,556			262,490
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