

Property Location

38 HIGH ST

Map ID

28/ 43/ 35/ /

Bldg Name

State Use

101

Vision ID

2118

Account #

2155

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/13/2023 10:10:21

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
MCKENNEY CHRISTOPHER A MCKENNEY EMILY S 38 HIGH ST EAST LONGMEADOW MA 01028 GIS ID F_381542_2848947		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	179800	179,800		
						RES LAND	101	113800	113,800		
						RESIDNTL.	101	14500	14,500		
		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				308,100	308,100

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCKENNEY CHRISTOPHER A CHRISTOPHER TONY S THE SECRETARY OF HOUSING,& URBAN D MORTGAGE ELECTRONIC,REGISTRATION GRASSETTI,JAMES		21385	0048	09-30-2016	Q	I	213,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		13448	0174	08-01-2003	U	I	142,400	1S	2023	101	164,900	2022	101	147,200	2021	101	141,000
		13112	0040	04-16-2003	U	I	1	1L		101	103,500		101	94,000		101	87,000
		12734	0468	11-12-2002	U	I	131,824	1L		101	12,200		101	12,200		101	12,200
		11447	0461	12-15-2000	U	I	120,000		Total		280,600	Total		253,400	Total		240,200

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) 179,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 14,500 Appraised Land Value (Bldg) 113,800 Special Land Value 0 Total Appraised Parcel Value 308,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 308,100									
Total																		
ASSESSING NEIGHBORHOOD																		
Nbhd		Nbhd Name		Tracing		Batch												
0001				101		MA												

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	
201701952	07-01-2017	91	INSULATION	2,300		0			01-23-2017			317	16	FIELDREV CHG	
380	11-20-2006	20	WOOD STOVE	2,457				FIREPLACE INSER	02-01-2007			311	2	MEASURED	
350	10-18-2006	17	DECK	6,000				30` X 20` OFF BACK	02-01-2007			311	15	PERMIT VISIT	
81	04-15-2005	11	POOL	1,200				21` ABV GRD	01-06-2006			311	15	PERMIT VISIT	
									10-02-2003			274	3	MEAS+INSPCTD	
									03-03-1992			170	3	MEAS+INSPCTD	
									07-24-1980			500	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	RC				16,119 SF	7.06	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.06	113,800		
Total Card Land Units							0.37	AC	Parcel Total Land Area: 0.37							Total Land Value							113,800

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style	06		COLONIAL				Basement Floor	12	CONCRETE				
Model	01		RESIDENTIAL				Bsmt Garage						
Grade	C		AVERAGE				#Heat Sys	1.00					
Stories	2.50		2 1/2 STORIES				Units	1					
Foundation	2		CONC BLOCK				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	2		PLASTER				COST / MARKET VALUATION						
Interior Wall 2							Adj Base Rate				130.86		
Interior Floor 1	3		HARDWOOD				RCN				256,860		
Interior Floor 2	4		CARPET				Net Other Adj						
Heat Fuel	2		GAS				Year Built				1927		
Heat Type	5		STEAM				Effective Year Built				1991		
AC Type	01		NONE				Depreciation Code				GD		
Bedrooms	3						Remodel Rating						
Full Baths	1						Year Remodeled						
Half Baths	1						Depreciation %				30		
Extra Fixtures	2						Functional Obsol						
Total Rooms	6						External Obsol						
Bath Style	A		AVERAGE				Cost Trend Factor				1		
Half Bath Style	A		AVERAGE				Condition						
Kitchens	1						% Complete						
Kitchen Style	A		AVERAGE				Overall % Condition				70		
Extra Kitchens	0						RCNLD				179,800		
Extra Kitchen St							Dep % Ovr						
FBM Sqft							Dep Ovr Comment						
FBM Quality							Misc Imp Ovr						
Fireplaces	1						Misc Imp Ovr Comment						
WS Flues							Cost to Cure Ovr						
Central Vac	0		NO				Cost to Cure Ovr Comment						
Frame	1		WOOD										
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
03	GARAGE	OB	Outbuildi	L	640	32.00	1930	60	0.00	AV	A	1.00	12,300
02	SHED/FR			L	128	12.00	1930	60	0.00	AV	A	1.00	900
02	SHED/FR			L	182	12.00	1930	60	0.00	AV	A	1.00	1,300
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	676		29.01		19,613		
EFP	ENCL PORCH					0	48		72.64		3,487		
FFL	1ST FLOOR					712	712		145.28		103,441		
OSP	SCRN PORCH					0	112		22.05		2,470		
SFL	2ND FLOOR					676	676		145.28		98,211		
UAT	UNFIN ATTC					0	676		29.01		19,613		
WDK	WOOD DECK					0	344		29.14		10,025		
Ttl Gross Liv / Lease Area						1,388	3,244				256,860		

