

State Use 101
Print Date 11/14/2023 12:39:18

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
MACKECHNIE JEFF A 60 HANWARD HILL EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	157300		157,300										
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	119300		119,300										
				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		276,600		276,600									
GIS ID F_383156_2851771																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
MACKECHNIE JEFF BIRCH HILL REALTY PARTNERS LLC BEHAN KENNETH E + PATRICIA D BEHAN PATRICIA D + THOMAS M BEHAN T BEHAN,JOSEPH C				22691 0290		05-31-2019		Q		I		196,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				20550 0001		12-29-2014		U		I		1		1B		2023	101	144,000	2022	101	127,500	2021	101	122,100			
				20465 0479		10-17-2014		U		I		100		1A			101	107,900		101	98,100		101	90,800			
				16489 0595		02-05-2007		U		I		100		1A													
				13825 0286		12-02-2003		U		I		100		1A		Total		251,900		Total		225,600		Total		212,900	
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																APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 157,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 119,300 Special Land Value 0 Total Appraised Parcel Value 276,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 276,600											
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							
235	08-01-1987	MN	Manual Note		20,070						SUNROOM				07-18-2019			334	3	MEAS+INSPCTD							
														11-30-2012			317	3	MEAS+INSPCTD								
														11-19-2002			274	3	MEAS+INSPCTD								
														07-09-1992			131	14	INSPECTED								
														06-09-1992			107	1	LEFT NOTICE								
														03-11-1988			130	2	MEASURED								
														10-02-1980			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				27,110	SF	4.40	1.000	5	LAND	1.00	MA	1.00			0		1.000	4.4	119,300					
Total Card Land Units							0.62	AC	Parcel Total Land Area: 0.62							Total Land Value							119,300				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	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	8	PLYWD PANL	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		125.27
Interior Floor 2	6	CERAMIC TL	RCN		275,897
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1952
AC Type	03	FULL	Effective Year Built		1978
Bedrooms	4		Depreciation Code		AV
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		43
Total Rooms	8		Functional Obsol		
Bath Style	P	POOR	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	F	FAIR	% Complete		
Extra Kitchens	0		Overall % Condition		57
Extra Kitchen St			RCNLD		157,300
FBM Sqft			Dep % Ovr		
FBM Quality			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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		27.41	24,994	
EFB	ENCL PORCH	0	128		68.67	8,789	
FFL	1ST FLOOR	1,152	1,152		137.33	158,205	
OFP	OPEN PORCH	0	24		11.44	275	
TQS	3/4 STORY	513	684		103.00	70,451	
WDK	WOOD DECK	0	482		27.35	13,184	
Ttl Gross Liv / Lease Area		1,665	3,382			275,897	

