

State Use 101
Print Date 11/14/2023 12:49:28

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
MCCOMBE JAMES A MCCOMBE VIRGINIA L 22 WILDER LN EAST LONGMEADOW MA 01028 GIS ID F_384572_2849928												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	224300		224,300												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	150300		150,300												
												RESIDNTL.		101	1000		1,000												
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		375,600		375,600											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
MCCOMBE JAMES A				03737	0058	10-05-1972	U	I		0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed									
												2023	101	208,400	2022	101	186,200	2021	101	178,300									
													101	137,100		101	123,500		101	114,300									
													101	600		101	600		101	600									
Total		346,100		Total		310,300		Total		293,200																			
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																	
Year	Code	Description			Amount		Code	Description			YEAR															Amount		Comm Int	
Total																													
ASSESSING NEIGHBORHOOD																													
Nbhd			Nbhd Name			Tracing			Batch			APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 224,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,000 Appraised Land Value (Bldg) 150,300 Special Land Value 0 Total Appraised Parcel Value 375,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 375,600																	
0001						101			MG																				
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					
230		09-24-2009		204	WOOD STOVE		3,000								FIREPLACE INSER THREE SEASON R		12-01-2021			1	334	3	MEAS+INSPCTD						
117		05-21-2004			42,000		11-22-2011										316				2	MEASURED							
							03-17-2005										311				14	INSPECTED							
							01-04-2005										311				2	MEASURED							
							04-22-1992										131				3	MEAS+INSPCTD							
														09-24-1980	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		RAA				40,000	SF	3.12	1.200	7		LAND	1.00	MG	1.00			0				1.000	3.74	149,600			
1	101	ONE FAM		RAA				0.100	AC	7,000.00	1.000	0			1.00	MG	1.00							1.000	7,000	700			
Total Card Land Units								1.02	AC	Parcel Total Land Area:				1.02	Total Land Value										150,300				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2	19	TEX 111	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	117.60	
Interior Floor 2	4	CARPET	RCN	320,442	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1972	
AC Type	01	NONE	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	224,300	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	2		Misc Imp Ovr		
WS Flues	1		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
02	SHED/FR			L	140	12.00	2000	60	0.00	AV	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,152		25.86	29,790
EFP	ENCL PORCH	0	426		64.76	27,589
FFL	1ST FLOOR	1,152	1,152		129.52	149,211
GAR	GARAGE	0	506		51.71	26,164
PAT	PATIO	0	586		6.41	3,756
TQS	3/4 STORY	648	864		97.14	83,931
Ttl Gross Liv / Lease Area		1,800	4,686			320,442

