

Property Location		28 ST JOSEPH DR		Map ID		39/ 16/ 6/ /		Bldg Name		State Use 101	
Vision ID		3187		Account #		3238		Bldg # 1		Sec # 1 of 1	
								Card # 1 of 1		Print Date 11/14/2023 1:03:39 A	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
GARNES GREGORY C MCKENNA CARLA C 28 ST JOSEPH DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	171300	171,300		
						RES LAND	101	113100	113,100		
						RESIDNTL.	101	11300	11,300		
		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		295,700	295,700		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
GARNES GREGORY C MCKENNA, MICHAEL A MCKENNA JOHN P + CARLA C, MCKENNA JOHN P + CARLA C		15462	0063	11-01-2005	U	I	126,250	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		12388	0053	06-17-2002	U	I	127,000	1A	2023	101	157,300	2022	101	140,600	2021	101	134,800
		07770	0592	08-02-1991	U	I	1	1A	101	102,900	101	93,600	101	86,700			
		03694	0357	05-26-1972	U	I	0		101	11,300	101	11,300	101	11,300			
									Total		271,500	Total		245,500	Total		232,800

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									
Total																		

ASSESSING NEIGHBORHOOD								Appraised BLDG. Value (Card) 171,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 11,300 Appraised Land Value (Bldg) 113,100 Special Land Value 0 Total Appraised Parcel Value 295,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 295,700									
Nbhd		Nbhd Name		Tracing		Batch											
0001				101		MA											

NOTES																	
YARD ITEMS EST. LOCKED GATE																	

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			
1787	09-01-1991	MN	Manual Note	15,000				POOL I	11-30-2021			334	2	MEASURED			
277	01-01-1985	MN	Manual Note					REMODEL	11-21-2011			317	14	INSPECTED			
									11-21-2011			316	2	MEASURED			
									11-21-2002			274	14	INSPECTED			
									11-12-2002			250	22	MAILER SENT			
									11-07-2002			274	2	MEASURED			
									07-02-1992			131	14	INSPECTED			

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	RA				15,000 SF	7.54	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.54	113,100		
Total Card Land Units							0.34	AC	Parcel Total Land Area: 0.34							Total Land Value							113,100

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	3	ALUMINUM	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	4	CARPET	Adj Base Rate	127.93	
Interior Floor 2	3	HARDWOOD	RCN	271,920	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1955	
AC Type	01	NONE	Effective Year Built	1984	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	F	FAIR	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	171,300	
FBM Sqft	1040		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
11	POOL I-V	OB	Outbuildi	L	648	29.00	1991	60	0.00	AV	A	1.00	11,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,386		28.85	39,980	
ENCL	ENCL PORCH	0	80		72.17	5,773	
FFL	1ST FLOOR	1,386	1,386		144.33	200,043	
GAR	GARAGE	0	286		57.53	16,454	
WDK	WOOD DECK	0	336		28.78	9,670	
Ttl Gross Liv / Lease Area		1,386	3,474			271,920	

