

State Use 101
Print Date 11/14/2023 1:53:04 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
MCNALLY PATRICK H KEATING CATHERINE 23 ST JOSEPH DR EAST LONGMEADOW MA 01028 GIS ID F_384632_2847658												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	166700		166,700												
												RES LAND		101	113100		113,100												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	15900		15,900												
				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)													
MCNALLY PATRICK H MCNALLY PATRICK H, MACGILLIVRAY STUART C + RYBINSKI BERNARD E +				13244 0221		06-02-2003		U		I		100		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				08929 0303		08-31-1994		U		I		122,500				2023	101	153,300	2022	101	135,900	2021	101	115,500					
				08474 0191		06-30-1993		U		I		120,000					101	102,900		101	93,600		101	86,700					
				02955 0154		06-06-1963		U		I		0					101	13,200		101	13,200		101	13,200					
																Total		269,400		Total		242,700		Total		215,400			
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																		APPROAISED VALUE SUMMARY Appraised BLDG. Value (Card) 166,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 15,900 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																													
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	
202002720		10-06-2020		17		DECK		6,000		07-05-2021		100		07-05-2021		REPLACE DECK &		11-29-2021						334		2		MEASURED	
118		06-03-1997		3		GARAGE		8,000								SHED		07-05-2021						334		15		PERMIT VISIT	
302		11-01-1994		MN		Manual Note		2,500										12-30-2011						317		16		FIELDREV CHG	
																		11-22-2011						316		2		MEASURED	
																		10-31-2002						274		3		MEAS+INSPCTD	
																		03-18-1999						105		15		PERMIT VISIT	
																		01-16-1998						181		15		PERMIT VISIT	
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			

Property Location 23 ST JOSEPH DR
 Vision ID 3482 Account # 3537

Map ID 40/ 20/ 17/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	5	LINO/VINYL
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	4	CARPET	Adj Base Rate	132.65	
Interior Floor 2			RCN	238,191	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1956	
AC Type	03	FULL	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			RCNLD	166,700	
FBM Sqft	624		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
02	SHED/FR	OB	Outbuildi	L	352	12.00	1994	70	0.00	GD	A	1.00	3,000
03	GARAGE			L	576	32.00	1997	70	0.00	GD	A	1.00	12,900
GEN	GENERATO			B	1	0.00	2021	70	1.00	AV	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,040		30.40	31,617	
EFB	ENCL PORCH	0	210		76.00	15,960	
FFL	1ST FLOOR	1,184	1,184		152.00	179,973	
OPF	OPEN PORCH	0	28		16.29	456	
WDK	WOOD DECK	0	333		30.58	10,184	
Ttl Gross Liv / Lease Area		1,184	2,795			238,191	

