

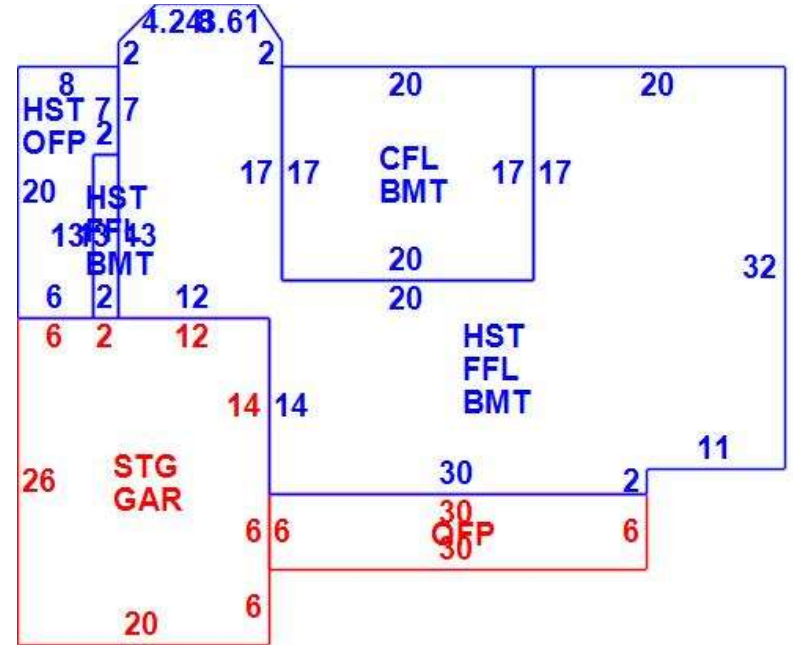
State Use 101
Print Date 11/14/2023 12:15:18

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
MCCARTHY RYAN MCCARTHY KRISTIN 41 ROLLINS DR EAST LONGMEADOW MA 01028 GIS ID F_390483_2849311 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	397700		397,700										
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	156400		156,400										
															20200		20,200										
				SUPPLEMENTAL DATA																							
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		574,300		574,300											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
MCCARTHY RYAN SWEENEY THOMAS P CLAIRE & ASSOCIATES INC, THREE R,CONSTRUCTION INC ROLLINS,ROBERT H				24850	0261	12-21-2022		Q	I		630,000		00		Year	Code	Assessed		Year	Code	Assessed		Year	Code	Assessed		
				11525	0001	02-28-2001		U	I		291,245				2023	101	369,100		2022	101	333,100		2021	101	319,300		
				11215	0016	06-01-2000		U	V		100		1			101	142,400			101	144,800			101	134,400		
				10315	0242	06-05-1998		U	V		165,000		1			101	19,200			101	19,200			101	19,200		
				BK49	0000	08-27-1980		U	V		0				Total		530,700		Total		497,100		Total		472,900		
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																											
Nbhd		Nbhd Name				Tracing				Batch				APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 397,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 20,200 Appraised Land Value (Bldg) 156,400 Special Land Value 0 Total Appraised Parcel Value 574,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 574,300													
0001						101				NV																	
NOTES																											
SUB DIV #823																											
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			
202100286		01-25-2021		91	INSULATION		8,301				0				18' X 38` INGROWN CANCELLED		08-26-2019					334	3	MEAS+INSPCTD			
147		05-28-2010		11	POOL		40,000						01-21-2011						317	15	PERMIT VISIT						
79		03-28-2006		10	SHED		2,500						03-08-2007						311	15	PERMIT VISIT						
36		03-10-2000		2	DWELLING		285,000						07-20-2006						311	14	INSPECTED						
													06-22-2006						311	2	MEASURED						
																	01-23-2001				247	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				40,000	SF	3.12		1.250	9	LAND	1.00	NV	1.00							1.000	3.9	156,000	
1	101	ONE FAM		RA				0.060	AC	7,000.00		1.000	0		1.00	NV	1.00							1.000	7,000	400	
Total Card Land Units								0.98	AC	Parcel Total Land Area: 0.98								Total Land Value								156,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	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	6	CERAMIC TL	Adj Base Rate	109.73	
Interior Floor 2	3	HARDWOOD	RCN	457,099	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2000	
AC Type	03	FULL	Effective Year Built	2008	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %	13	
Total Rooms	8		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	87	
FBM Sqft			RCNLD	397,700	
FBM Quality			Dep % Ovr		
Fireplaces	1		Dep Ovr Comment		
WS Flues			Misc Imp Ovr		
Central Vac	1	YES	Misc Imp Ovr Comment		
Frame	1	WOOD	Cost to Cure Ovr		
			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
19	PATIO			L	224	8.00	2002	70	0.00	GD	G	1.25	1,600
02	SHED/FR			L	140	12.00	2004	70	0.00	GD	A	1.00	1,200
11	POOL I-V	OB	Outbuildi	L	684	29.00	2010	70	0.00	GD	G	1.25	17,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,696		28.23	47,870	
CFL	CATHEDRAL CE	340	340		145.36	49,424	
FFL	1ST FLOOR	1,356	1,356		141.21	191,482	
GAR	GARAGE	0	520		56.48	29,372	
HST	HALF STORY	745	1,490		70.61	105,202	
OPF	OPEN PORCH	0	314		13.94	4,378	
STG	STORAGE	0	520		56.48	29,372	
Ttl Gross Liv / Lease Area		2,441	6,236			457,099	



41 ROLLINS DR