

State Use 101
Print Date 11-18-2024 8:34:39 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
MCCARTHY CAROL A MCCARTHY ROBERT 70 WOOD AV EAST LONGMEADOW MA 01028 GIS ID F_374332_2855331												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		159300		159,300																	
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		82700		82,700																	
												RESIDENTL.		101		27500		27,500																	
				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		269,500		269,500																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
MCCARTHY CAROL A MCCARTHY ROBERT P MCCARTHY,ROBERT P ANDERSON KATHLEEN H, HURLEY MARGARET M				25188		0085		10-12-2023		U		I		260,000		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				18126		0116		12-05-2009		U		I		100		1A		2024		101		146,200		2023		101		134,700		2022		101		120,600	
				11522		0423		02-28-2001		U		I		94,500				101		82,700				101		75,100				101		68,300			
				08954		0338		09-29-1994		U		I		1		1A		101		27,500				101		23,300				101		23,300			
				03769		0266		01-23-1973		U		I		0																					
																		Total		256,400		Total		233,100		Total		212,200							
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																		Appraised BLDG. Value (Card) 159,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 27,500 Appraised Land Value (Bldg) 82,700 Special Land Value 0 Total Appraised Parcel Value 269,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 269,500																	
Nbhd				Nbhd Name				Tracing				Batch																							
0001								101				MF																							
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							
201701921		06-27-2017		12		REROOF		5,600		03-01-2018		100		03-01-2018		REBUILD EXISTING ONE CAR GARAGE		03-20-2024						334		2		MEASURED							
201701724		06-16-2017		1		PORCH		6,000		03-01-2018		100		03-01-2018				03-01-2018						333		15		PERMIT VISIT							
218		09-18-2009		3		GARAGE		25,000				0						03-06-2015						105		1		LEFT NOTICE							
210		09-10-2009		5		DEMOLITION		2,000				0						10-02-2006						250		6		INFO BY PHON							
																		04-13-2004						316		2		MEASURED							
																		06-12-1990				131		3		MEAS+INSPCTD									
																		05-05-1980				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				5,600	SF	19.42	0.760	3	LAND	1.00	MF	1.00				0			1.000	14.76	82,700										
Total Card Land Units								0.13	AC	Parcel Total Land Area:				0.13											Total Land Value				82,700						

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor		
Grade	C	AVERAGE	Bsmt Garage	0	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		121.15
Interior Floor 2			RCN		227,523
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1919
AC Type	03	FULL	Effective Year Built		1991
Bedrooms	2		Depreciation Code		GD
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		30
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	N	NONE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		70
Extra Kitchen St	N	NONE	RCNLD		159,300
FBM Sqft	482		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues	0		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
04	GARAGE/L			L	728	36.00	2009	70	0.00	GD	V	1.50	27,500

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	964		27.64	26,646
EFP	ENCL PORCH	0	96		69.03	6,627
FFL	1ST FLOOR	1,060	1,060		138.06	146,344
OPF	OPEN PORCH	0	104		13.28	1,381
UHS	UNFIN HALF STORY	0	964		41.39	39,899
WDK	WOOD DECK	0	238		27.84	6,627
Ttl Gross Liv / Lease Area		1,060	3,426			227,523

