

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
MCCANDLISH EDWARD C MCCANDLISH CHRISTIANNE F 75 FAIRVIEW STREET EAST LONGMEADOW MA 01028												Description		Code	Appraised			Assessed			1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	198700			198,700											
												RES LAND		101	111600			111,600											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	19600			19,600											
				SUPPLEMENTAL DATA																									
				Alt Prcl ID				Received																					
				SP Permit				NIA																					
				Chapter Land				Field 8																					
				OC Dates				Field 9																					
				In+Ex FY				Field 10																					
GIS ID F_379407_2854492				Mailed				Assoc Pid#				Total		329,900			329,900												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
MCCANDLISH EDWARD C MCDONAGH JEROME W + COLLEEN B, CRUZ DOMINGA TORRES STEPHEN CALO DOMINGAA				16895 0018		08-29-2007		U		I		215,000		1		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed		
				09960 0081		08-12-1997		U		I		117,000				2024		101	183,700	2023		101	168,800	2022		101	152,700		
				09828 0480		04-16-1997		U		I		96,602				101		111,600	101		101,500	101		92,300					
				07167 0326		05-15-1989		U		I		130,000				101		19,200	101		16,000								
				07105 0241		02-27-1989		U		I		1		1A		Total		314,500	Total		286,300	Total		245,000					
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 VALUE SUMMARY													
Nbhd		Nbhd Name				Tracing				Batch																			
0001						101				MA																			
NOTES																													
																Appraised BLDG. Value (Card)										198,700			
																Appraised Xf (B) Value (Bldg)										0			
																Appraised Ob (B) Value (Bldg)										19,600			
																Appraised Land Value (Bldg)										111,600			
																Special Land Value										0			
																Total Appraised Parcel Value										329,900			
																Valuation Method										C			
																Adjustment													
																Net Total Appraised Parcel Value										329,900			
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	
B-24-274		05-02-2024		17		DECK		6,639		06-19-2024		100		05-10-2024		18' AG POOL- ALUM		06-19-2024		1				334		15		PERMIT VISIT	
202202342		07-18-2022		11		POOL		10,974		05-04-2023		100		05-04-2023				05-04-2023						425		15		PERMIT VISIT	
202102842		09-17-2021		12		REROOF		15,244		06-08-2022		100		06-08-2022				06-08-2022						334		15		PERMIT VISIT	
202102820		09-14-2021		91		INSULATION		3,573				0				06-29-2021		400						15		PERMIT VISIT			
202102131		06-17-2021		3		GARAGE		35,500		06-08-2022		100		06-08-2022		20X26 DETACHED		05-22-2019				334		15		PERMIT VISIT			
202101574		04-29-2021		62		SOLAR		56,650		06-29-2021		100		06-29-2021				12-29-2016				317		2		MEASURED			
201802222		06-22-2018		7		REMODEL		7,500		05-22-2019		100		05-22-2019		BATH NVC		05-28-2004				319		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		RC				11,738 SF		9.51		1.000	5	LAND	1.00	MA	1.00			0			1.000		9.51		111,600		
Total Card Land Units								0.27		AC	Parcel Total Land Area: 0.27				Total Land Value										111,600				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	19	RANCH	Central Vac	0	NO	
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE	
Grade	C	AVERAGE	Bsmt Garage	0		
Stories	1.00	1 STORY	Units	1		
Foundation	1	CONCRETE	MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
Exterior Wall 2			101	ONE FAM		100
Roof Structure	1	GABLE				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		136.54	
Interior Floor 1	3	HARDWOOD	RCN		283,793	
Interior Floor 2	6	CERAMIC TL	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1960	
Heat Type	3	FORCED H/W	Effective Year Built		1991	
AC Type	01	NONE	Depreciation Code		GD	
Bedrooms	2		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	1		Depreciation %		30	
Extra Fixtures	0		Functional Obsol			
Total Rooms	4		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style	A	AVERAGE	Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		70	
Extra Kitchens	0		RCNLD		198,700	
Extra Kitchen St	N	NONE	Dep % Ovr			
FBM Sqft	1056		Dep Ovr Comment			
FBM Quality	1		Misc Imp Ovr			
FIN ATC Sqft			Misc Imp Ovr Comment			
FIN ATC Quality			Cost to Cure Ovr			
Fireplaces	1		Cost to Cure Ovr Comment			
WS Flues	0					

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
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2021	70	1.00	AV	A	0.00	0
02	SHED/FR			L	80	12.00	2022	60	0.00	AV	A	1.00	600
03	GARAGE	OB	Outbuildi	L	520	32.00	2022	85	0.00	VG	G	1.25	17,700
07	POOL A-C	OB	Outbuildi	L	18	69.00	2023	70	0.00	GD	A	1.00	900
22	WOOD DK			L	48	15.00	2024	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,320		30.75	40,586	
FFL	1ST FLOOR	1,320	1,320		153.73	202,929	
GAR	GARAGE	0	550		61.49	33,821	
OFP	OPEN PORCH	0	132		15.14	1,999	
PAT	PATIO	0	184		7.52	1,384	
STG	STORAGE	0	50		61.49	3,075	
Ttl Gross Liv / Lease Area		1,320	3,556			283,793	

