

State Use 101
Print Date 11/18/2024 6:02:54 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																																	
MCMAHON WILLIAM J + BRENDA C 85 THOMPCKINS AV EAST LONGMEADOW MA 01028 GIS ID F_379375_2856510												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		233400		233,400																											
												RES LAND		101		113100		113,100																											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		3600		3,600																											
				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						350,100		350,100																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																													
MCMAHON WILLIAM J + BRENDA C MCMAHON WILLIAM J BOYD ALMA R BOYD				11389 0284		11-30-2000		U		I		1		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed													
				09679 0585		11-08-1996		U		I		120,000				2024		101		195,200		2023		101		179,300		2022		101		158,300													
				06845 0203		05-24-1988		U		I		1		1A				101		113,100				101		102,900				101		93,600													
				05712 0116		11-06-1984		U		I		0		1A				101		3,600				101		2,600				101		2,600													
				Total												Total		311,900		Total		284,800		Total		254,500																			
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 Appraised BLDG. Value (Card) 233,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 3,600 Appraised Land Value (Bldg) 113,100 Special Land Value 0 Total Appraised Parcel Value 350,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 350,100																													
Nbhd				Nbhd Name				Tracing				Batch																																	
0001								101				MA																																	
NOTES																																													
																VISIT / CHANGE HISTORY																													
																Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result	
																B-23-778		10-30-2023		21		SIDING		25,000		06-10-2024		100						06-10-2024						334		15		PERMIT VISIT	
																B-23-564		08-15-2023		62		SOLAR		43,000		06-10-2024		100		01-05-2024		23 PANELS		12-22-2016						317		2		MEASURED	
202200210		01-14-2022		20		WOOD STOVE		3,000		01-28-2022		100		01-28-2022		WDSTOVE WITH E		05-28-2004						250		14		INSPECTED																	
																		04-05-2004						319		22		MAILER SENT																	
																		03-24-2004						316		2		MEASURED																	
																		07-22-1992						131		14		INSPECTED																	
																		04-01-1992						107		22		MAILER SENT																	
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				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	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	1	
Stories	1.75	1 3/4 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	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	126.68	
Interior Floor 2	3	HARDWOOD	RCN	370,536	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1951	
AC Type	03	FULL	Effective Year Built	1984	
Bedrooms	4		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	7		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	63	
Extra Kitchen St	N	NONE	RCNLD	233,400	
FBM Sqft	662		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	2		Cost to Cure Ovr		
WS Flues	1		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	640	8.00	1995	70	0.00	GD	A	1.00	3,600
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2024	63	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,324		28.51	37,752	
CFL	CATHEDRAL CE	168	168		146.70	24,645	
EFP	ENCL PORCH	0	216		71.23	15,386	
FFL	1ST FLOOR	1,156	1,156		142.46	164,683	
OPF	OPEN PORCH	0	64		13.36	855	
TQS	3/4 STORY	650	867		106.80	92,598	
UTQ	UNFIN TQS	0	289		64.08	18,520	
WDK	WOOD DECK	0	566		28.44	16,098	
Ttl Gross Liv / Lease Area		1,974	4,650			370,536	

