

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				
OBRIEN JACK 20 WESTERNVIEW CR EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed	1006 EAST LONGMEADOW
		TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	193000	193,000	
						RES LAND	101	110100	110,100	
		DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	5300	5,300	
SUPPLEMENTAL DATA						Total		308,400	308,400	
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
OBRIEN JACK	25488	0457	07-12-2024	U	I	275,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MAXWELL JON DARBY	19308	0536	06-19-2012	U	I	223,000	00	2024	101	178,400	2023	101	163,800	2022	101	148,000
MACCALLUM NANCY C,	19308	0534	06-19-2012	U	I	1	1A		101	110,100		101	100,100		101	91,000
MACCALLUM NANCY C + LIFE EST,	17163	0455	02-22-2008	U	I	1	1A		101	5,300		101	5,100		101	5,100
MACCALLUM GILBERT P,	03195	0169	06-27-1966	U	I	0		Total		293,800	Total		269,000	Total		244,100

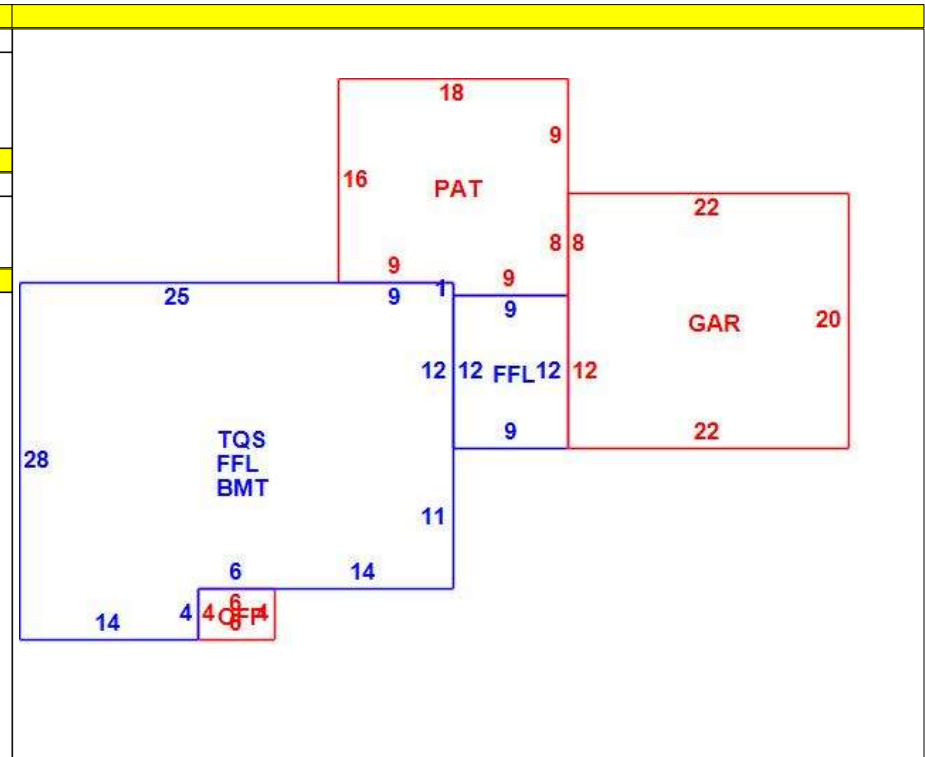
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	YEAR	Amount	Comm Int												
		Total																		

ASSESSING NEIGHBORHOOD					APPRAISED VALUE SUMMARY											
Nbhd	Nbhd Name		Tracing		Batch											
0001			101		MA											
NOTES																
AC=50%																
							Appraised BLDG. Value (Card)								193,000	
							Appraised Xf (B) Value (Bldg)								0	
							Appraised Ob (B) Value (Bldg)								5,300	
							Appraised Land Value (Bldg)								110,100	
							Special Land Value								0	
							Total Appraised Parcel Value								308,400	
							Valuation Method								C	
							Adjustment									
							Net Total Appraised Parcel Value								308,400	

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
171	07-29-1999	4	ADDITION	7,500				ADDITION TO GAR		12-01-2021			334	2	MEASURED
163	01-01-1984	MN	Manual Note					DORMER		07-13-2012			317	3	MEAS+INSPCTD
										09-20-2003			274	3	MEAS+INSPCTD
										11-04-1999			247	15	PERMIT VISIT
										02-03-1992			131	3	MEAS+INSPCTD
										02-20-1985			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	RA				8,536 SF	12.90	1.000	5	LAND	1.00	MA	1.00		0			1.000	12.9	110,100			
Total Card Land Units							0.20	AC	Parcel Total Land Area:			0.20											Total Land Value	110,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	14	ASPHL TILE
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	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		137.01
Interior Floor 1	4	CARPET	RCN		306,367
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1947
Heat Type	1	FORCED H/A	Effective Year Built		1984
AC Type	02	PARTIAL	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	1		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		193,000
Extra Kitchen St			Dep % Ovr		
FBM Sqft	523		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					



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
10	POOL I-C			L	264	29.90	1975	60	0.00	AV	A	1.00	4,700
02	SHED/FR			L	80	12.00	1999	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	872		30.55	26,641	
FFL	1ST FLOOR	980	980		153.11	150,045	
GAR	GARAGE	0	440		61.24	26,947	
OFP	OPEN PORCH	0	24		12.76	306	
PAT	PATIO	0	297		7.73	2,297	
TQS	3/4 STORY	654	872		114.83	100,132	
Ttl Gross Liv / Lease Area		1,634	3,485			306,367	

