

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT											
MCGILLICUDDY CHAD J MCGILLICUDDY SARA 28 GERRARD AVE EAST LONGMEADOW MA 01028 GIS ID F_375486_2855448												Description		Code	Appraised			Assessed		1006 EAST LONGMEADOW			
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	169000			169,000					
												RES LAND		101	84500			84,500					
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	4900			4,900					
				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										258,400										258,400			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)										
MCGILLICUDDY CHAD J GLASHOW RICHARD A ,				18706	0592	03-04-2011	U	I	150,000		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				04809	0335	08-07-1979	U	I	0		2024	101	151,500	2023	101	138,500	2022	101	121,500				
											101	84,500		101	76,800		101	69,900					
											101	2,600		101	2,100		101	2,100					
												Total	238,600	Total		217,400	Total		193,500				
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																							
Nbhd		Nbhd Name						Tracing			Batch												
0001								101			MF												
NOTES																							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	0	
Stories	2.50	2 1/2 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	2	HIP		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2	1	DRYWALL	COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	107.79	
Interior Floor 2	3	HARDWOOD	RCN	268,279	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1910	
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	169,000	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		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
07	POOL A-C	OB	Outbuildi	L	27	69.00	2012	70	0.00	GD	A	1.00	1,300
22	WOOD DK			L	128	15.00	2012	70	0.00	GD	A	1.00	1,300
19	PATIO			L	480	8.00	2018	60	0.00	AV	A	1.00	2,300

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
ATC	ATTIC	216	864		29.78	25,732
BMT	BASEMENT	0	864		23.85	20,609
EFB	ENCL PORCH	0	202		59.56	12,032
FFL	1ST FLOOR	892	892		119.13	106,263
OFP	OPEN PORCH	0	64		11.17	715
SFL	2ND FLOOR	864	864		119.13	102,928
Ttl Gross Liv / Lease Area		1,972	3,750			268,279

