

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT											
MCCREARY DANIEL L TR 316 PROSPECT ST EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	617900		617,900						
												RES LAND		101	137500		137,500						
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	36700		36,700						
				SUPPLEMENTAL DATA																			
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10 Assoc Pid#															
GIS ID F_382423_2845194				Mailed								Total		792,100		792,100							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)										
MCCREARY DANIEL L TR MCCREARY DANIEL L +, TITLOW FRANKLIN BUDD + TITLOW FRANKLIN BUDD + VON OEYEN				18030 0065		10-15-2009		U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				08946 0225		09-21-1994		U	I	292,000		1	2024	101	573,600	2023	101	529,300	2022	101	480,400		
				08778 0306		03-22-1994		U	I	1		1F		101	137,500		101	125,500		101	113,100		
				06113 0560		06-11-1986		U	I	206,000				101	36,700		101	36,500		101	36,500		
05132 0001				07-01-1981		U	I	0				Total	747,800	Total	691,300	Total	630,000						
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																							
Nbhd		Nbhd Name				Tracing		Batch															
0001						101		MG															
NOTES																							
94 SALE INCLUDES PARCEL 30-24-0. EXCELLENT CONDITION, 12'GAZEBO, 28X16 ADDITION, 2ND HEAT SYSTEM FH AIR 25% OF HOUSE.												Appraised BLDG. Value (Card) 617,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 36,700 Appraised Land Value (Bldg) 137,500 Special Land Value 0 Total Appraised Parcel Value 792,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 792,100											
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								
202202960	10-26-2022	91	INSULATION	2,000	02-28-2018	0	02-28-2018	INC REMODEL BLOWN IN INSULAT		02-28-2018			333	15	PERMIT VISIT								
201702659	10-06-2017	4	ADDITION	277,000		01-07-2009				317			15	PERMIT VISIT									
356	11-12-2008	9	ALTERATION	2,463		01-07-2009				317			15	PERMIT VISIT									
234	07-30-2007	12	REROOF	7,400		02-01-2008				317			15	PERMIT VISIT									
58	04-14-2003	11	POOL	35,000		04-12-2004				317			14	INSPECTED									
47	04-04-2003	10	SHED	6,111				MASTER BED RM &		03-18-2004			AO	22	MAILER SENT								
45	03-21-2001	4	ADDITION	87,500		02-02-2004				296	15	PERMIT VISIT											
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	RAA				40,000	SF	3.12	1.200	7	LAND	1.00	MG	1.00	TOP2		0	TRF1	0.9	1.000	3.37	134,800
1	101	ONE FAM	RAA				0.430	AC	7,000.00	1.000	0		0.90	MG	1.00			0		1.000	6,300	2,700	
Total Card Land Units							1.35	AC	Parcel Total Land Area: 1.35				Total Land Value 137,500										

Property Location 316 PROSPECT ST
Vision ID 2679 Account # 2725

Map ID 30/ 25/ 0/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11/21/2024 9:47:57 A

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	B+	GOOD (+)	Bsmt Garage	2	
Stories	2.50	2 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	7	BRICK	Code	Description	
Exterior Wall 2	2	CLAPBOARD	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2	1	DRYWALL	Adj Base Rate		99.05
Interior Floor 1	3	HARDWOOD	RCN		710,275
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1950
Heat Type	3	FORCED H/W	Effective Year Built		2008
AC Type	03	FULL	Depreciation Code		EX
Bedrooms	5		Remodel Rating		04
Full Baths	3		Year Remodeled		2017
Half Baths	0		Depreciation %		13
Extra Fixtures	2		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	V	VERY GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	V	V GOOD	Overall % Condition		87
Extra Kitchens	0		RCNLD		617,900
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1725		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	3		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
23	POOL HSE			L	240	36.80	2003	70	0.00	GD	A	1.00	6,200
12	POOL I-G			L	800	40.00	2003	70	0.00	GD	G	1.25	28,000
2	GAZEBO			L	144	20.00	2000	70	0.00	GD	G	1.25	2,500

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	2,652		29.60	78,508
CFL	CATHEDRAL CE	556	556		152.66	84,878
FFL	1ST FLOOR	2,096	2,096		148.13	310,477
OFP	OPEN PORCH	0	61		14.57	889
PAT	PATIO	0	560		7.41	4,148
SFL	2ND FLOOR	1,524	1,524		148.13	225,748
WDK	WOOD DECK	0	189		29.78	5,629
Ttl Gross Liv / Lease Area		4,176	7,638			710,275

