

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
MCMANN PATRICK MCMANN ROWENA 70 PLEASANT ST EAST LONGMEADOW MA 01028												Description		Code	Appraised			Assessed			1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	97900			97,900											
												RES LAND		101	84200			84,200											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	8400			8,400											
				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#																			
GIS ID F_384032_2857464										Total						190,500			190,500										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
MCMANN PATRICK SIMMONS TYLER W SAMPLE ANDRE SAMPLE RANDY W, HOMESALES INC,				25418	0236	05-14-2024	Q	I			249,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
				21445	0122	11-14-2016	Q	I			144,000	00	2024	101	91,000	2023	101	83,600	2022	101	75,600								
				19834	0270	05-24-2013	U	I			129,500	1A		101	84,200		101	76,500		101	69,500								
				18339	0413	06-18-2010	U	I			79,500	1S		101	8,400		101	7,400		101	7,400								
				17917	0169	07-14-2009	U	I			18,420	1L	Total		183,600	Total		167,500	Total		152,500								
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												APPRAISED VALUE SUMMARY													
Nbhd		Nbhd Name						Tracing			Batch																		
0001								101			MF																		
NOTES																													

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	19	RANCH	Central Vac	0	NO	
Model	01	RESIDENTIAL	Basement Floor			
Grade	C-	AVG. (-)	Bsmt Garage	0		
Stories	1.00	1 STORY	Units	1		
Foundation	6	SLAB	MIXED USE			
Exterior Wall 1	6	STUCCO	Code	Description		Percentage
Exterior Wall 2	1	WOOD SHING	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			Adj Base Rate		184.60	
Interior Floor 1	4	CARPET	RCN		171,830	
Interior Floor 2			Net Other Adj			
Heat Fuel	1	OIL	Year Built		1952	
Heat Type	3	FORCED H/W	Effective Year Built		1978	
AC Type	01	NONE	Depreciation Code		AV	
Bedrooms	2		Remodel Rating			
Full Baths	1		Year Remodeled			
Half Baths	0		Depreciation %		43	
Extra Fixtures	0		Functional Obsol			
Total Rooms	5		External Obsol			
Bath Style	G	GOOD	Cost Trend Factor		1	
Half Bath Style	N	NONE	Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		57	
Extra Kitchens	0		RCNLD		97,900	
Extra Kitchen St	N	NONE	Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			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
03	GARAGE	OB	Outbuildi	L	528	32.00	1953	50	0.00	FR	A	1.00	8,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	900	900		188.00	169,198	
OFF	OPEN PORCH	0	44		17.09	752	
PAT	PATIO	0	192		9.79	1,880	
Ttl Gross Liv / Lease Area		900	1,136			171,830	

