

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT										1006 EAST LONGMEADOW						
MCMAHON CHRISTOPHER J MCMAHON ELAINE MARIE 251 MAPLESHADE AV EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	188400		188,400											
												RES LAND		101	103900		103,900											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	700		700											
				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_384022_2853667												Total		293,000		293,000												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)												
MCMAHON CHRISTOPHER J MCMAHON CHRISTOPHER J CARABINE WILLIAM T, CIMINI DONALD F, CAROTENUTI GARY P + MARY M,				23935 0372		06-11-2021		U		I		100		1A		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				19982 0538		08-22-2013		Q		I		217,000		00		2024		101	174,400	2023	101	144,400	2022	101	130,000			
				18877 0517		08-12-2011		U		I		169,000						101	103,900		101	94,300		101	85,900			
				10414 0229		08-21-1998		U		I		139,000						101	700		101	400		101	400			
				04357 0189		12-03-1976		U		I		0				Total		279,000	Total		239,100	Total		216,300				
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) 188,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 700 Appraised Land Value (Bldg) 103,900 Special Land Value 0 Total Appraised Parcel Value 293,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 293,000												
Nbhd		Nbhd Name						Tracing			Batch																	
0001								101			MA																	
NOTES																												
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					
B-24-345		06-03-2024		25	WINDOWS		6,807		06-06-2024		100	07-11-2024		3 WINDOWS, 1 EXT		06-06-2024					450	15	PERMIT VISIT					
B-23-715		10-04-2023		12	REROOF		11,300		07-06-2023		100					07-06-2023		07-06-2023					334	15	PERMIT VISIT			
202202446		08-02-2022		8	RENOVATION		28,600				100							08-01-2019					334	2	MEASURED			
																		11-08-2013					317	3	MEAS+INSPECTD			
																		12-13-2002					250	22	MAILER SENT			
																		12-10-2002					274	2	MEASURED			
																06-12-1992					131	14	INSPECTED					
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				19,572		SF	5.90	1.000	5	LAND	1.00		MA	1.00				0	TRF2	0.9	1.000	5.31	103,900	
Total Card Land Units								0.45		AC	Parcel Total Land Area: 0.45				Total Land Value												103,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	21	SPLIT LEVL	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	1	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	
Roof Structure	2	HIP	Percentage		100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	148.64	
Interior Floor 2			RCN	269,087	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1952	
AC Type	03	FULL	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	6		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	70	
Extra Kitchen St	N	NONE	RCNLD	188,400	
FBM Sqft	325		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		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
02	SHED/FR			L	96	12.00	1995	60	0.00	AV	A	1.00	700
GEN	GENERATO			B	1	0.00	2022	70	1.00	AV	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	572		33.81	19,342
FFL	1ST FLOOR	1,247	1,247		169.66	211,571
LLV	LOWR LEVEL	0	650		42.55	27,655
WDK	WOOD DECK	0	308		34.15	10,519
Ttl Gross Liv / Lease Area		1,247	2,777			269,087

