

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
MCMANN PATRICK K ROWENA JOYCE 70 PLEASANT ST EAST LONGMEADOW MA 01028 GIS ID F_382645_2850453										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.	101	229500		229,500													
										RES LAND	101	108400		108,400															
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.	101	2900		2,900													
												Total								340,800		340,800							
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#					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
MCMANN PATRICK K				05821	0491	05-29-1985	U	I	63,900		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed										
											2024	101	211,800	2023	101	194,100	2022	101	171,800										
												101	108,400		101	98,000		101	89,000										
												101	2,900		101	2,000		101	2,000										
Total		323,100		Total		294,100		Total		262,800																			
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																	
Year	Code	Description		Amount		Code	Description		YEAR	Amount	Comm Int		APPRAISED VALUE SUMMARY																
Total																													
ASSESSING NEIGHBORHOOD												Appraised BLDG. Value (Card) 229,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,900 Appraised Land Value (Bldg) 108,400 Special Land Value 0 Total Appraised Parcel Value 340,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 340,800																	
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	
201301612		04-30-2013		12		REROOF		9,750								NVC		08-20-2019						334		2		MEASURED	
63		04-10-2000		11		POOL		650								ADDITION		06-05-2013						105		15		PERMIT VISIT	
289		10-01-1992		MN		Manual Note		30,000										10-21-2010						311		14		INSPECTED	
																		10-05-2010						311		2		MEASURED	
																		01-29-2001						247		15		PERMIT VISIT	
																		02-12-1992						131		15		PERMIT VISIT	
																		02-12-1992						105		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		RC				28,995	SF	4.16	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	3.74	108,400					
Total Card Land Units								0.67	AC	Parcel Total Land Area: 0.67								Total Land Value										108,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	1	
Stories	2.00	2 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2	1	DRYWALL	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	131.45	
Interior Floor 2	4	CARPET	RCN	327,875	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built	1940	
AC Type	01	NONE	Effective Year Built	1991	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	229,500	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues			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	352	12.00	1940	30	0.00	PR	F	0.90	1,100
19	PATIO			L	252	8.00	2015	70	0.00	GD	G	1.25	1,800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,008		28.83	29,061	
EFB	ENCL PORCH	0	217		72.27	15,682	
FFL	1ST FLOOR	1,008	1,008		143.87	145,019	
GAR	GARAGE	0	140		57.55	8,057	
OPF	OPEN PORCH	0	24		11.99	288	
SFL	2ND FLOOR	288	288		143.87	41,434	
TQS	3/4 STORY	540	720		107.90	77,689	
WDK	WOOD DECK	0	370		28.77	10,646	
Ttl Gross Liv / Lease Area		1,836	3,775			327,875	

