

State Use 101
Print Date 11/21/2024 10:51:49

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
MCCOMBE JAMES A MCCOMBE VIRGINIA L 22 WILDER LN EAST LONGMEADOW MA 01028 GIS ID F_384572_2849928												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																		
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	243100		243,100																				
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	150300		150,300																				
												RESIDNTL.		101	1000		1,000																				
				SUPPLEMENTAL DATA										Total		394,400		394,400																			
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)																					
MCCOMBE JAMES A				03737	0058	10-05-1972	U	I	0			Year	Code	Assessed		Year	Code	Assessed		Year	Code	Assessed															
												2024	101	224,300		2023	101	208,400		2022	101	186,200															
													101	150,300			101	137,100			101	123,500															
													101	1,000			101	600			101	600															
Total												375,600		Total		346,100		Total		310,300																	
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																																					
Nbhd		Nbhd Name				Tracing				Batch				APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 243,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,000 Appraised Land Value (Bldg) 150,300 Special Land Value 0 Total Appraised Parcel Value 394,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 394,400																							
0001						101				MG																											
NOTES																																					
												VISIT / CHANGE HISTORY																									
												Permit Id		Issue Date		Type	Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is	Id	Cd	Purpose/Result	
												230		09-24-2009		20	WOOD STOVE		3,000								FIREPLACE INSER		12-01-2021				1	334	3	MEAS+INSPCTD	
												117		05-21-2004		4	ADDITION		42,000								THREE SEASON R		11-22-2011					316	2	MEASURED	
																													03-17-2005					311	14	INSPECTED	
																	01-04-2005					311	2	MEASURED													
																	04-22-1992					131	3	MEAS+INSPCTD													
																	09-24-1980					500	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		RAA				40,000	SF	3.12	1.200	7	LAND	1.00	MG	1.00			0			1.000	3.74	149,600													
1	101	ONE FAM		RAA				0.100	AC	7,000.00	1.000	0		1.00	MG	1.00			0			1.000	7,000	700													
Total Card Land Units								1.02	AC	Parcel Total Land Area:				1.02				Total Land Value										150,300									

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		
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2	19	TEX 111	101	ONE FAM	
Roof Structure	1	GABLE		Percentage	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	128.45	
Interior Floor 2	4	CARPET	RCN	347,285	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1972	
AC Type	01	NONE	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	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	243,100	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	2		Cost to Cure Ovr		
WS Flues	1		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	140	12.00	2000	60	0.00	AV	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,152		28.03	32,286
EFB	ENCL PORCH	0	426		70.19	29,900
FFL	1ST FLOOR	1,152	1,152		140.37	161,711
GAR	GARAGE	0	506		56.04	28,356
PAT	PATIO	0	586		6.95	4,071
TQS	3/4 STORY	648	864		105.28	90,962
Ttl Gross Liv / Lease Area		1,800	4,686			347,285

