

State Use 101
Print Date 11/22/2024 8:54:27 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																		
MCALLISTER REGINALD B MCALLISTER CYNTHIA A 4 HERITAGE CR EAST LONGMEADOW MA 01028 GIS ID F_386364_2854600												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		359300		359,300												
												RES LAND		101		125400		125,400												
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101		1500		1,500												
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		486,200		486,200												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																	
MCALLISTER REGINALD B MCLAUGHLIN HOME BUILDERS THE ALDER GROUP INC				09716 0514		12-19-1996		U	I	183,900		1	Year	Code	Assessed		Year	Code	Assessed		Year	Code	Assessed							
				09511 0211		06-05-1996		U	V	53,000			2024	101	332,200		2023	101	305,100		2022	101	278,000							
				00000 0000				U		0				101	125,400			101	114,200			101	116,200							
														101	1,500			101	1,000			101	1,000							
				Total									Total	459,100		Total		420,300		Total		395,200								
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 BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value														
Nbhd		Nbhd Name				Tracing				Batch																				
0001						101				NV																				
NOTES																SUB DIV #625)														
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						
201903337		12-01-2019		91	INSULATION		3,500				0				DWELLING-LEFT N		05-11-2018					333	2	MEASURED						
140		06-11-1996		MN	Manual Note		140,000										09-23-2010					311	2	MEASURED						
																	09-23-2010					311	2	MEASURED						
																	08-28-2002					274	3	MEAS+INSPECTD						
																	01-20-1998					200	15	PERMIT VISIT						
																	12-26-1996					200	3	MEAS+INSPECTD						
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				40,000		SF	3.12	1.250	9	LAND	0.80	NV	1.00	TOP3			0			1.000	3.12		124,800			
1	101	ONE FAM		RA				0.090		AC	7,000.00	1.000	0		1.00	NV	1.00				0			1.000	7,000		600			
Total Card Land Units								1.01		AC	Parcel Total Land Area: 1.01								Total Land Value										125,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	4	CARPET
Grade	B-	GOOD (-)	Bsmt Garage		
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	2	HIP	Percentage		
Roof Cover	1	ASPHALT SH	0		
Interior Wall 1	1	DRYWALL	0		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	126.92	
Interior Floor 2	10	PARQUET	RCN	422,726	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1996	
AC Type	03	FULL	Effective Year Built	2006	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	15	
Total Rooms	8		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	85	
Extra Kitchen St			RCNLD	359,300	
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
19	PATIO			L	160	8.00	1996	70	0.00	GD	A	1.00	900
02	SHED/FR			L	80	12.00	2000	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,003		32.78	32,882
FFL	1ST FLOOR	1,031	1,031		163.59	168,665
GAR	GARAGE	0	441		65.29	28,792
OPF	OPEN PORCH	0	102		16.04	1,636
SFL	2ND FLOOR	776	776		163.59	126,949
TQS	3/4 STORY	336	448		122.70	54,967
WDK	WOOD DECK	0	272		32.48	8,834
Ttl Gross Liv / Lease Area		2,143	4,073			422,726

