

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
MCGREAL NANCY J 165 MOUNTAINVIEW RD EAST LONGMEADOW MA 01028 GIS ID F_385484_2852707						Description	Code	Appraised	Assessed																										
		TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	245700	245,700																										
						RES LAND	101	137800	137,800																										
		DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	22600	22,600																										
SUPPLEMENTAL DATA						Total								406,100																					
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)																											
MCGREAL NANCY J		20021	0572	09-19-2013	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																		
MCGREAL NANCY J,		03860	0200	10-12-1973	U	I	0		2024	101	226,800	2023	101	208,000	2022	101	187,500																		
										101	137,800		101	125,300		101	113,000																		
										101	22,600		101	21,900		101	21,900																		
		Total							Total		387,200	Total		355,200	Total		322,400																		
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		Appraised BLDG. Value (Card)																											
0001				101		MG		Appraised Xf (B) Value (Bldg)																											
NOTES									Appraised Ob (B) Value (Bldg)																										
									Appraised Land Value (Bldg)																										
									Special Land Value																										
									Total Appraised Parcel Value																										
									Valuation Method																										
									Adjustment																										
									Net Total Appraised Parcel Value																										
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																					
74+155	01-01-1984	MN	Manual Note					POOL+BATH	05-21-2018			333	2	MEASURED																					
									03-02-2010			316	1	LEFT NOTICE																					
									07-09-2002			274	3	MEAS+INSPCTD																					
									03-20-1992			170	3	MEAS+INSPCTD																					
									02-27-1985			500	1	LEFT NOTICE																					
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				18,368 SF	6.25	1.200	7	LAND	1.00	MG	1.00			0		1.000	7.5	137,800														
Total Card Land Units							0.42	AC	Parcel Total Land Area: 0.42							Total Land Value					137,800														

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	5	LINO/VINYL
Grade	C+	AVG. (+)	Bsmt Garage		
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
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	132.89	
Interior Floor 2	4	CARPET	RCN	350,970	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1962	
AC Type	03	FULL	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	245,700	
FBM Sqft	456		Dep % Ovr		
FBM Quality	1		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	56	12.00	1970	60	0.00	AV	A	1.00	400
11	POOL I-V	OB	Outbuildi	L	800	29.00	1984	70	0.00	GD	A	1.00	16,200
23	POOL HSE			L	144	36.80	1984	70	0.00	GD	A	1.00	3,700
14	SCRN HSE			L	162	20.00	1984	70	0.00	GD	A	1.00	2,300

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	912		31.82	29,022
FFL	1ST FLOOR	1,136	1,136		159.46	181,146
GAR	GARAGE	0	484		63.92	30,935
OPF	OPEN PORCH	0	48		16.61	797
TQS	3/4 STORY	684	912		119.59	109,070
Ttl Gross Liv / Lease Area		1,820	3,492			350,970

