

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
MCGOWAN THOMAS M JR MCGOWAN KELLY M 40 SOUTH BEND LN EAST LONGMEADOW MA 01028												Description RESIDENTL. RES LAND		Code 101 101		Appraised 262500 147800		Assessed 262,500 147,800		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER																			
				DRAINAGE				VIEW		COMMUNITY																			
				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#				Total		410,300		410,300																	
GIS ID F_388058 2845058				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
MCGOWAN THOMAS M JR				23610 0507		12-23-2020		U		I		100		1A		Year		Code		Assessed		Year		Code		Assessed			
MCGOWAN THOMAS M JR				23443 0571		09-28-2020		U		I		143,000		1A		2024		101		242,700		2023		101		222,800			
MCGOWAN THOMAS M JR				22094 0580		03-15-2018		U		I		100		1A				101		147,800				101		133,500			
MCGOWAN THOMAS M SR LE				21524 0440		01-06-2017		U		I		100		1A															
MCGOWAN THOMAS M				20754 0378		06-19-2015		Q		I		252,400		00		Total		390,500		Total		356,300		Total		320,700			
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													
Nbhd		Nbhd Name				Tracing		Batch		Appraised BLDG. Value (Card)										262,500									
0001						101		MG		Appraised Xf (B) Value (Bldg)										0									
NOTES										Appraised Ob (B) Value (Bldg)										0									
										Appraised Land Value (Bldg)										147,800									
										Special Land Value										0									
										Total Appraised Parcel Value										410,300									
										Valuation Method										C									
										Adjustment																			
										Net Total Appraised Parcel Value										410,300									
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	
202200302		01-24-2022		20		WOOD STOVE		4,000		02-23-2022		100		02-23-2022		WOOD INSERT EX		07-01-2021						334		15		PERMIT VISIT	
202002413		08-27-2020		7		REMODEL		59,900		07-01-2021		100		07-01-2021		KITCHEN & MUD R		05-22-2020						400		15		PERMIT VISIT	
201902834		09-11-2019		25		WINDOWS		7,796		05-22-2020		100		10-21-2019		REPLACE 4 WINDO		04-03-2018						333		2		MEASURED	
108		05-18-2004		9		ALTERATION		2,720								REPLACE SLIDING		05-08-2009						317		14		INSPECTED	
144		01-01-1984		MN		Manual Note										REM+GAR		04-03-2009						317		2		MEASURED	
																		01-10-2005						311		15		PERMIT VISIT	
																		05-02-2002						274		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		RA				34,224 SF		3.60		1.200	7	LAND	1.00	MG	1.00			0			1.000	4.32		147,800			
Total Card Land Units								0.79		AC	Parcel Total Land Area: 0.79				Total Land Value										147,800				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		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	127.22	
Interior Floor 2	4	CARPET	RCN	364,581	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1953	
AC Type	03	FULL	Effective Year Built	1998	
Bedrooms	3		Depreciation Code	GV	
Full Baths	2		Remodel Rating	03	
Half Baths	0		Year Remodeled	2021	
Extra Fixtures	1		Depreciation %	23	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol	5	
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	72	
Extra Kitchen St			RCNLD	262,500	
FBM Sqft	420		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	2		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,096		28.43	31,164	
FFL	1ST FLOOR	1,734	1,734		142.30	246,754	
GAR	GARAGE	0	1,292		56.94	73,571	
OFP	OPEN PORCH	0	28		15.25	427	
PAT	PATIO	0	780		7.12	5,550	
WDK	WOOD DECK	0	250		28.46	7,115	
Ttl Gross Liv / Lease Area		1,734	5,180			364,581	

