

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				
MCCARTHY RYAN MCCARTHY JENNIFER 54 SOUTH BROOK RD EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed	1006 EAST LONGMEADOW
		TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	483600	483,600	
		DRAINAGE		VIEW	COMMUNITY	RES LAND	101	144200	144,200	
						RESIDNTL.	101	10400	10,400	
SUPPLEMENTAL DATA						Total		638,200	638,200	
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)								
MCCARTHY RYAN SULLIVAN JOHN F, GARVEY,DANIEL P TRUSTEE FEDERAL DEPOSIT,INSURANCE CORPORA SOUTH MEADOWS INC,		20031 0002	09-25-2013	Q	I	410,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		13481 0234	08-12-2003	U	I	415,000		2024	101	452,200	2023	101	415,200	2022	101	379,000
		10675 0500	03-05-1999	U	V	82,000	1		101	144,200		101	131,800		101	133,800
		BK-10 0000	12-31-1997	U	V	208,000	1L		101	10,400		101	10,400		101	10,400
SOUTH MEADOWS INC,		06343 0440	12-30-1986	U	I		1B	Total		606,800	Total		557,400	Total		523,200

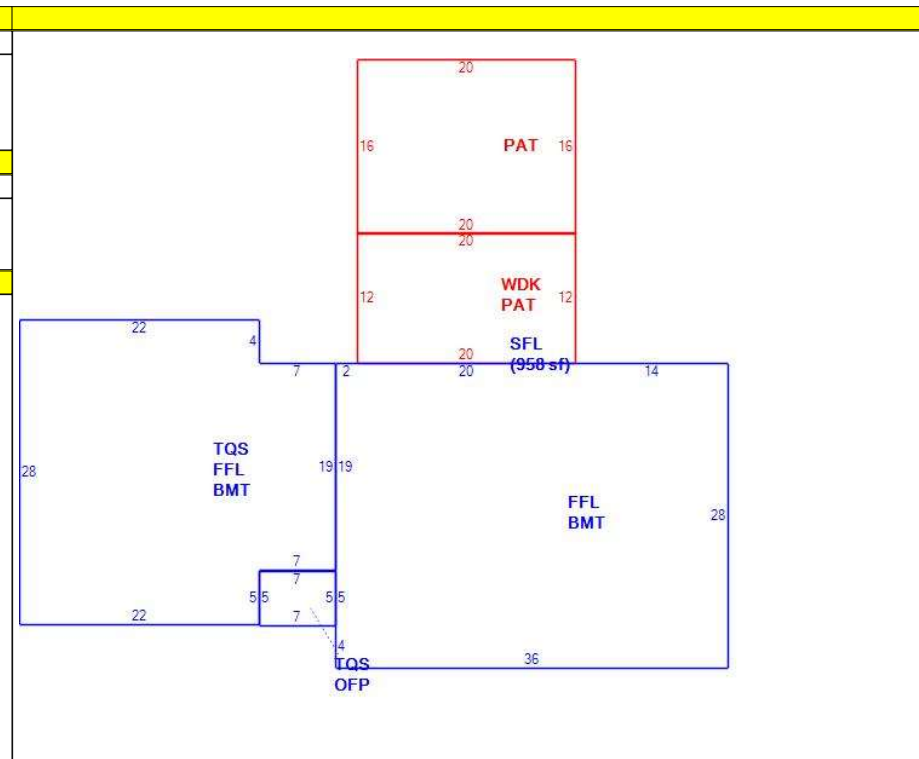
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	YEAR	Amount	Comm Int										
Total																		

ASSESSING NEIGHBORHOOD					APPRAISED VALUE SUMMARY											
Nbhd	Nbhd Name		Tracing		Batch											
0001			101		NV											
NOTES																
SUB DIV #588,589																
Appraised BLDG. Value (Card)							483,600									
Appraised Xf (B) Value (Bldg)							0									
Appraised Ob (B) Value (Bldg)							10,400									
Appraised Land Value (Bldg)							144,200									
Special Land Value							0									
Total Appraised Parcel Value							638,200									
Valuation Method							C									
Adjustment																
Net Total Appraised Parcel Value							638,200									

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	
202102092	06-14-2021	9	ALTERATION	1,287	06-07-2022	100	06-07-2022	ASSUMED COMPL	04-17-2018			333	2	MEASURED	
85	04-29-2004	11	POOL	30,000				16` X 32` INGRND	03-06-2009			317	14	INSPECTED	
200	08-02-2001	2	DWELLING	250,000				OC 8/11/2003	10-09-2008			317	2	MEASURED	
									01-10-2005			311	15	PERMIT VISIT	
									01-27-2004			296	3	MEAS+INSPCTD	
									02-06-2003			274	15	PERMIT VISIT	
									12-10-2001			105	2	MEASURED	

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	1.250	9	LAND	0.90	NV	1.00	ESM1	0			1.000	3.51	140,400			
1	101	ONE FAM	RAA				0.540 AC	7,000.00	1.000	0		1.00	NV	1.00		0			1.000	7,000	3,800			
Total Card Land Units							1.46 AC	Parcel Total Land Area:					1.46	Total Land Value										144,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	B	GOOD	Bsmt Garage	2	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	16	STONE VENR	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2	1	DRYWALL	Adj Base Rate	109.20	
Interior Floor 1	4	CARPET	RCN	555,869	
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built	2001	
Heat Type	1	FORCED H/A	Effective Year Built	2008	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	5		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %	13	
Extra Fixtures	2		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	87	
Extra Kitchens	0		RCNLD	483,600	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	2		Cost to Cure Ovr Comment		
WS Flues					



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
11	POOL I-V	OB	Outbuildi	L	512	29.00	2004	70	0.00	GD	A	1.00	10,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,757		29.74	52,252	
FFL	1ST FLOOR	1,757	1,757		148.87	261,559	
OFP	OPEN PORCH	0	35		17.01	595	
PAT	PATIO	0	560		7.44	4,168	
SFL	2ND FLOOR	958	958		148.87	142,614	
TQS	3/4 STORY	588	784		111.65	87,534	
WDK	WOOD DECK	0	240		29.77	7,146	
Ttl Gross Liv / Lease Area		3,303	6,091			555,869	

