

State Use 101
Print Date 11/22/2024 3:58:49 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
MCCARTHY RYAN MCCARTHY KRISTIN 41 ROLLINS DR EAST LONGMEADOW MA 01028 GIS ID F_390483_2849311												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		425500		425,500															
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		156400		156,400															
												RESIDENTL.		101		20200		20,200															
				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		602,100		602,100																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
MCCARTHY RYAN SWEENEY THOMAS P CLAIRE & ASSOCIATES INC, THREE R,CONSTRUCTION INC ROLLINS,ROBERT H				24850 0261		12-21-2022		Q		I		630,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				11525 0001		02-28-2001		U		I		291,245				2024		101		397,700		2023		101		369,100		2022		101		333,100	
				11215 0016		06-01-2000		U		V		100		1				101		156,400				101		142,400		101		144,800			
				10315 0242		06-05-1998		U		V		165,000		1				101		20,200				101		19,200		101		19,200			
				BK49 0000		08-27-1980		U		V		0						Total		574,300		Total		530,700		Total		497,100					
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																APPROAISED VALUE SUMMARY																	
Nbhd		Nbhd Name				Tracing		Batch		Appraised BLDG. Value (Card)										425,500													
0001						101		NV		Appraised Xf (B) Value (Bldg)										0													
														Appraised Ob (B) Value (Bldg)										20,200									
														Appraised Land Value (Bldg)										156,400									
														Special Land Value										0									
														Total Appraised Parcel Value										602,100									
														Valuation Method										C									
														Adjustment																			
														Net Total Appraised Parcel Value										602,100									
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					
202100286		01-25-2021		91		INSULATION		8,301				0				18' X 38` INGROUN CANCELLED		08-26-2019						334		3		MEAS+INSPCTD					
147		05-28-2010		11		POOL		40,000						01-21-2011										317		15		PERMIT VISIT					
79		03-28-2006		10		SHED		2,500						03-08-2007										311		15		PERMIT VISIT					
36		03-10-2000		2		DWELLING		285,000						07-20-2006										311		14		INSPECTED					
														06-22-2006										311		2		MEASURED					
																		01-23-2001						247		15		PERMIT VISIT					
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	1.00	NV	1.00							1.000	3.9		156,000							
1	101	ONE FAM		RA				0.060		AC	7,000.00	1.000	0	1.00	NV	1.00							1.000	7,000		400							
Total Card Land Units								0.98		AC	Parcel Total Land Area: 0.98								Total Land Value										156,400				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	B-	GOOD (-)	Bsmt Garage		
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			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			Adj Base Rate	119.86	
Interior Floor 1	6	CERAMIC TL	RCN	494,809	
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built	2000	
Heat Type	1	FORCED H/A	Effective Year Built	2007	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %	14	
Extra Fixtures	3		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	86	
Extra Kitchens	0		RCNLD	425,500	
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	1		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
19	PATIO			L	224	8.00	2002	70	0.00	GD	G	1.25	1,600
02	SHED/FR			L	140	12.00	2004	70	0.00	GD	A	1.00	1,200
11	POOL I-V	OB	Outbuildi	L	684	29.00	2010	70	0.00	GD	G	1.25	17,400

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,696		30.55	51,820
CFL	CATHEDRAL CE	340	340		157.36	53,501
FFL	1ST FLOOR	1,356	1,356		152.86	207,279
GAR	GARAGE	0	520		61.14	31,795
HST	HALF STORY	745	1,490		76.43	113,881
OPF	OPEN PORCH	0	314		15.09	4,739
STG	STORAGE	0	520		61.14	31,795
Ttl Gross Liv / Lease Area		2,441	6,236			494,809

