

State Use 101
Print Date 11/19/2025 9:03:46 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
MCCARTHY CAROL A MCCARTHY ROBERT 70 WOOD AV EAST LONGMEADOW MA 01028 GIS ID F_374332_2855331												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		175400		175,400																			
												RES LAND		101		82700		82,700																			
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		27500		27,500																			
				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		285,600		285,600																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
MCCARTHY CAROL A MCCARTHY ROBERT P MCCARTHY,ROBERT P ANDERSON KATHLEEN H, HURLEY MARGARET M				25188 0085		10-12-2023		U		I		260,000		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed					
				18126 0116		12-05-2009		U		I		100		1A		2025		101		159,300		2024		101		146,200		2023		101		134,700					
				11522 0423		02-28-2001		U		I		94,500						101		82,700				101		82,700				101		75,100					
				08954 0338		09-29-1994		U		I		1		1A				101		27,500				101		27,500				101		23,300					
				03769 0266		01-23-1973		U		I		0																									
				Total												Total		269,500		Total		256,400		Total		233,100											
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																																	
ASSESSING NEIGHBORHOOD																																					
Nbhd			Nbhd Name						Tracing			Batch																									
0001									101			MF																									
NOTES																																					
																		APPRaised VALUE SUMMARY																			
																		Appraised BLDG. Value (Card)										175,400									
																		Appraised Xf (B) Value (Bldg)										0									
																		Appraised Ob (B) Value (Bldg)										27,500									
																		Appraised Land Value (Bldg)										82,700									
																		Special Land Value										0									
																		Total Appraised Parcel Value										285,600									
Valuation Method										C																											
Adjustment																																					
Net Total Appraised Parcel Value										285,600																											
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									
201701921		06-27-2017		12		REROOF		5,600		03-01-2018		100		03-01-2018		REBUILD EXISTING ONE CAR GARAGE		03-20-2024						334		2		MEASURED									
201701724		06-16-2017		1		PORCH		6,000		03-01-2018		100		03-01-2018				03-01-2018						333		15		PERMIT VISIT									
218		09-18-2009		3		GARAGE		25,000				0						03-06-2015						105		1		LEFT NOTICE									
210		09-10-2009		5		DEMOLITION		2,000				0						10-02-2006						250		6		INFO BY PHON									
																		04-13-2004						316		2		MEASURED									
																06-12-1990						131		3		MEAS+INSPCTD											
																05-05-1980						500		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		RC				5,600	SF	19.42	0.760	3	LAND	1.00	MF	1.00				0			1.000	14.76	82,700												
Total Card Land Units																		0.13		AC	Parcel Total Land Area: 0.13				Total Land Value										82,700		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor		
Grade	C	AVERAGE	Bsmt Garage	0	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	135.17	
Interior Floor 2			RCN	250,628	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1919	
AC Type	03	FULL	Effective Year Built	1995	
Bedrooms	2		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	N	NONE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St	N	NONE	RCNLD	175,400	
FBM Sqft	482		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues	0		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
04	GARAGE/L			L	728	36.00	2009	70	0.00	GD	V	1.50	27,500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	964		30.45	29,351	
EPF	ENCL PORCH	0	96		76.04	7,300	
FFL	1ST FLOOR	1,060	1,060		152.08	161,205	
OPF	OPEN PORCH	0	104		14.62	1,521	
UHS	UNFIN HALF STORY	0	964		45.59	43,951	
WDK	WOOD DECK	0	238		30.67	7,300	
Ttl Gross Liv / Lease Area		1,060	3,426			250,628	

