

State Use 101
Print Date 11/19/2025 9:24:22 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
MCLEOD MATTHEW C 15 ANNE ST EAST LONGMEADOW MA 01028 GIS ID F_380434_2854774												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	158300		158,300																		
												RES LAND		101	111100		111,100																		
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	6200		6,200																		
				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		275,600		275,600																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
MCLEOD MATTHEW C NASMAN RICHARD E, NASMAN ERIC E ,				19546	0291	11-15-2012	U	I	179,900		00			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed													
				18782	0312	05-24-2011	U	I	100		1A	2025	101	143,700	2024	101	132,800	2023	101	110,200															
				02245	0015	06-04-1953	U	I	0			101	111,100		101	111,100		101	101,000																
												101	6,200		101	6,200		101	5,400																
				Total									Total	261,000	Total	250,100	Total	216,600																	
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 Appraised BLDG. Value (Card) 158,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 6,200 Appraised Land Value (Bldg) 111,100 Special Land Value 0 Total Appraised Parcel Value 275,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 275,600																	
Nbhd			Nbhd Name			Tracing			Batch																										
0001						101			MA																										
NOTES																																			
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														
B-25-528	09-03-2025	14	MIN ALT			10,230			0			REPLACE 2 ENTRY				06-30-2023			334	15	PERMIT VISIT														
202201734	05-18-2022	12	REROOF			15,000		06-30-2023	100	06-30-2023		ALSO REPLC 1 WIN				05-22-2018			400	15	PERMIT VISIT														
202100282	01-22-2021	91	INSULATION			2,476			0							09-26-2014			317	2	MEASURED														
201702431	09-14-2017	62	SOLAR			14,421		05-22-2018	100	11-01-2017		SOLAR ON GARAG				11-20-2003			274	3	MEAS+INSPCTD														
																05-23-1980			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				10,687 SF	10.40	1.000	5	LAND	1.00	MA	1.00			0		1.000	10.4	111,100														
Total Card Land Units							0.25 AC	Parcel Total Land Area: 0.25							Total Land Value							111,100													

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style	19		RANCH				Central Vac	0		NO			
Model	01		RESIDENTIAL				Basement Floor	4		CARPET			
Grade	C		AVERAGE				Bsmt Garage	0					
Stories	1.00		1 STORY				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				172.67		
Interior Floor 1	4		CARPET				RCN				251,198		
Interior Floor 2							Net Other Adj						
Heat Fuel	2		GAS				Year Built				1953		
Heat Type	1		FORCED H/A				Effective Year Built				1988		
AC Type	03		FULL				Depreciation Code				AG		
Bedrooms	2						Remodel Rating						
Full Baths	1						Year Remodeled						
Half Baths	0						Depreciation %				37		
Extra Fixtures	1						Functional Obsol						
Total Rooms	6						External Obsol						
Bath Style	A		AVERAGE				Cost Trend Factor				1		
Half Bath Style	N		NONE				Condition						
Kitchens	1						% Complete						
Kitchen Style	A		AVERAGE				Overall % Condition				63		
Extra Kitchens	0						RCNLD				158,300		
Extra Kitchen St	N		NONE				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	0												
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
03	GARAGE	OB	Outbuildi	L	308	32.00	1955	60	0.00	AV	A	1.00	5,900
02	SHED/FR			L	36	12.00	1955	60	0.00	AV	A	1.00	300
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1975	63	1.00			0.00	0
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	960		37.97		36,455		
FFL	1ST FLOOR					1,128	1,128		189.87		214,173		
OPF	OPEN PORCH					0	32		17.80		570		
Ttl Gross Liv / Lease Area						1,128	2,120				251,198		

