

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
MCCANDLISH EDWARD C MCCANDLISH CHRISTIANNE F 75 FAIRVIEW STREET EAST LONGMEADOW MA 01028												Description		Code	Appraised			Assessed			1006 EAST LONGMEADOW				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	218500			218,500							
												RES LAND		101	111600			111,600							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	19600			19,600							
				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#															
GIS ID F_379407_2854492										Total						349,700			349,700						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
MCCANDLISH EDWARD C MCDONAGH JEROME W + COLLEEN B, CRUZ DOMINGA TORRES STEPHEN CALO DOMINGAA				16895 0018		08-29-2007		U		I		215,000		1 1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				09960 0081		08-12-1997		U		I		117,000				2025	101	198,700	2024	101	183,700	2023	101	168,800	
				09828 0480		04-16-1997		U		I		96,602				101	111,600	101	111,600	101	101,500				
				07167 0326		05-15-1989		U		I		130,000				101	19,600	101	19,200	101	16,000				
				07105 0241		02-27-1989		U		I		1				Total	329,900	Total	314,500	Total	286,300				
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				MA															
NOTES																									

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	0	
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	Percentage
Roof Structure	1	GABLE			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		151.92
Interior Floor 2	6	CERAMIC TL	RCN		312,184
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1960
AC Type	01	NONE	Effective Year Built		1995
Bedrooms	2		Depreciation Code		GD
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		30
Total Rooms	4		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		70
Extra Kitchen St	N	NONE	RCNLD		218,500
FBM Sqft	1056		Dep % Ovr		
FBM Quality	1		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
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2022	70	1.00	AV	A	0.00	0
02	SHED/FR			L	80	12.00	2022	60	0.00	AV	A	1.00	600
03	GARAGE	OB	Outbuildi	L	520	32.00	2022	85	0.00	VG	G	1.25	17,700
07	POOL A-C	OB	Outbuildi	L	18	69.00	2023	70	0.00	GD	A	1.00	900
22	WOOD DK			L	48	15.00	2024	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,320		33.82	44,646	
FFL	1ST FLOOR	1,320	1,320		169.11	223,230	
GAR	GARAGE	0	550		67.65	37,205	
OFP	OPEN PORCH	0	132		16.66	2,198	
PAT	PATIO	0	184		8.27	1,522	
STG	STORAGE	0	50		67.65	3,382	
Ttl Gross Liv / Lease Area		1,320	3,556			312,184	

