

State Use 101
Print Date 11/17/2025 8:39:52 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																						
MCMAHON WILLIAM J + BRENDA C 85 THOMPkins AV EAST LONGMEADOW MA 01028 GIS ID F_379375_2856510												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	256800		256,800																	
												RES LAND		101	113100		113,100																	
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	3600		3,600																	
				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#						Total		373,500		373,500																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																		
MCMAHON WILLIAM J + BRENDA C MCMAHON WILLIAM J BOYD ALMA R BOYD				11389 0284		11-30-2000		U		I		1		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed										
				09679 0585		11-08-1996		U		I		120,000				2025	101	233,400	2024	101	195,200	2023	101	179,300										
				06845 0203		05-24-1988		U		I		1		1A			101	113,100		101	113,100		101	102,900										
				05712 0116		11-06-1984		U		I		0		1A			101	3,600		101	3,600		101	2,600										
																Total		350,100		Total		311,900		Total		284,800								
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 BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value																		
Nbhd		Nbhd Name				Tracing				Batch																								
0001						101				MA																								
NOTES																																		
																VISIT / CHANGE HISTORY																		
																Permit Id	Issue Date	Type	Description		Amount	Insp Date	% Comp	Date Comp		Comments		Date	Type	Is	Id	Cd	Purpose/Result	
																B-23-778	10-30-2023	21	SIDING		25,000	06-10-2024	100					06-10-2024			334	15	PERMIT VISIT	
																B-23-564	08-15-2023	62	SOLAR		43,000	06-10-2024	100	01-05-2024		23 PANELS		12-22-2016			317	2	MEASURED	
202200210	01-14-2022	20	WOOD STOVE		3,000	01-28-2022	100	01-28-2022		WDSTOVE WITH E		05-28-2004			319	14	INSPECTED																	
																04-05-2004			250	22	MAILER SENT													
																03-24-2004			316	2	MEASURED													
																07-22-1992			131	14	INSPECTED													
																04-01-1992			107	22	MAILER SENT													
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				15,000	SF	7.54	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.54	113,100												
Total Card Land Units							0.34	AC	Parcel Total Land Area: 0.34							Total Land Value							113,100											

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	1	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		140.96
Interior Floor 1	4	CARPET	RCN		407,678
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1951
Heat Type	3	FORCED H/W	Effective Year Built		1988
AC Type	03	FULL	Depreciation Code		AG
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		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		256,800
Extra Kitchen St	N	NONE	Dep % Ovr		
FBM Sqft	662		Dep Ovr Comment		
FBM Quality	1		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	1				

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	640	8.00	1995	70	0.00	GD	A	1.00	3,600
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2024	63	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,324		31.37	41,536
CFL	CATHEDRAL CE	168	168		161.40	27,116
FFP	ENCL PORCH	0	216		78.37	16,928
FFL	1ST FLOOR	1,156	1,156		156.74	181,190
OFF	OPEN PORCH	0	64		14.69	940
TQS	3/4 STORY	650	867		117.51	101,880
UTQ	UNFIN TQS	0	289		70.51	20,376
WDK	WOOD DECK	0	566		31.29	17,711
Ttl Gross Liv / Lease Area		1,974	4,650			407,678

