

State Use 101
Print Date 11/17/2025 8:51:00 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																		
NEVINS TRACY L NEVINS PAUL R 68 FAIRVIEW ST EAST LONGMEADOW MA 01028 GIS ID F_379298_2854278				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code	Appraised		Assessed																					
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	189200		189,200																					
												RES LAND		101	111800		111,800																					
												RESIDENTL.		101	16000		16,000																					
				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		317,000		317,000																				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																									
NEVINS TRACY L MC CARTHY,PAMELA K MCCARTHY WILLIAM T + PAMELA K, LOPARDO PAUL R + L N PITE STANLEY LUCY J				11188 BK10		0203 0000		05-09-2000		U	I	99,900		1A	Year	Code	Assessed		Year	Code	Assessed		Year	Code	Assessed													
				09694		0363		11-25-1996		U		I	84,000			2025	101	171,900		2024	101	158,900		2023	101	146,000												
				07871		0474		12-03-1991		U		I	1		1A		101	111,800			101	111,800			101	101,700												
				02660		0549		02-18-1959		U		I	0			Total	299,700		Total		286,700		Total		261,200													
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) 189,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 16,000 Appraised Land Value (Bldg) 111,800 Special Land Value 0 Total Appraised Parcel Value 317,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 317,000																						
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-23-875	12-15-2023	91	INSULATION		7,242				0			OC 10/19/06 16` X 3		04-18-2018					333	2	MEASURED	
																122	04-20-2006	4	ADDITION		25,000									01-11-2007					311	14	INSPECTED	
64	04-03-2002	3	GARAGE		7,500							REROOF PORCH		01-11-2007					311	15	PERMIT VISIT																	
225	09-05-1996	12	REROOF		1,700									12-21-2006					311	15	PERMIT VISIT																	
48	03-01-1987	MN	Manual Note		2,200									03-22-2004					311	3	MEAS+INSPCTD																	
														01-09-2003					274	15	PERMIT VISIT																	
														12-20-1996					200	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		RC				12,183		SF	9.18	1.000	5	LAND	1.00	MA	1.00			0			1.000	9.18		111,800												
Total Card Land Units								0.28		AC	Parcel Total Land Area: 0.28								Total Land Value								111,800											

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		
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	
Roof Structure	1	GABLE	Percentage		100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1			Adj Base Rate		162.24
Interior Floor 2	3	HARDWOOD	RCN		300,371
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1960
AC Type	01	NONE	Effective Year Built		1988
Bedrooms	3		Depreciation Code		AG
Full Baths	2		Remodel Rating		03
Half Baths	0		Year Remodeled		2006
Extra Fixtures	1		Depreciation %		37
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		63
Extra Kitchen St			RCNLD		189,200
FBM Sqft	755		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		Cost to Cure Ovr		
WS Flues			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
02	SHED/FR			L	48	12.00	1970	60	0.00	AV	A	1.00	300
04	GARAGE/L			L	624	36.00	2002	70	0.00	GD	A	1.00	15,700

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,258		35.99	45,271
BNT	BSMT ENTRY	0	25		7.19	180
FFL	1ST FLOOR	1,391	1,391		179.65	249,890
OFP	OPEN PORCH	0	166		18.40	3,054
PAT	PATIO	0	210		9.41	1,976
Ttl Gross Liv / Lease Area		1,391	3,050			300,371

