

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT								1006 EAST LONGMEADOW							
MCMAHON CHRISTOPHER J MCMAHON ELAINE MARIE 251 MAPLESHADE AV EAST LONGMEADOW MA 01028 GIS ID F_384022_2853667		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	207000	207,000												
						RES LAND	101	103900	103,900												
						RESIDNTL.	101	700	700												
SUPPLEMENTAL DATA						Total								311,600	311,600						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
MCMAHON CHRISTOPHER J MCMAHON CHRISTOPHER J CARABINE WILLIAM T, CIMINI DONALD F, CAROTENUTI GARY P + MARY M,		23935	0372	06-11-2021	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		19982	0538	08-22-2013	Q	I	217,000	00	2025	101	188,400	2024	101	174,400	2023	101	144,400				
		18877	0517	08-12-2011	U	I	169,000			101	103,900		101	103,900		101	94,300				
		10414	0229	08-21-1998	U	I	139,000			101	700		101	700		101	400				
		04357	0189	12-03-1976	U	I	0		Total		293,000	Total		279,000	Total		239,100				
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount	Comm Int	APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card)207,000 Appraised Xf (B) Value (Bldg)0 Appraised Ob (B) Value (Bldg)700 Appraised Land Value (Bldg)103,900 Special Land Value0 Total Appraised Parcel Value311,600 Valuation MethodC Adjustment Net Total Appraised Parcel Value311,600												
Total																					
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing			Batch														
0001				101			MA														
NOTES																					
B-25-311 COMP 7/28/25																					
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-25-311	06-02-2025	25	WINDOWS	10,767		0		1 WINDOW & 1 DO	06-06-2024			450	15	PERMIT VISIT							
B-24-345	06-03-2024	25	WINDOWS	6,807		100	07-11-2024		07-06-2023				334	15	PERMIT VISIT						
B-23-715	10-04-2023	12	REROOF	11,300	06-06-2024	100		3 WINDOWS, 1 EXT	08-01-2019			334	2	MEASURED							
202202446	08-02-2022	8	RENOVATION	28,600	07-06-2023	100	07-06-2023		11-08-2013				317	3	MEAS+INSPCTD						
									12-13-2002				250	22	MAILER SENT						
									12-10-2002				274	2	MEASURED						
								06-12-1992				131	14	INSPECTED							
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	RA				19,572 SF	5.90	1.000	5	LAND	1.00	MA	1.00			0 TRF2	0.9	1.000	5.31	103,900
Total Card Land Units							0.45	AC	Parcel Total Land Area:				0.45	Total Land Value							103,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	21	SPLIT LEVL	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	1	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	Percentage
Roof Structure	2	HIP			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		165.39
Interior Floor 2			RCN		295,653
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1952
AC Type	03	FULL	Effective Year Built		1995
Bedrooms	3		Depreciation Code		GD
Full Baths	2		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		207,000
FBM Sqft	325		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
02	SHED/FR			L	96	12.00	1995	60	0.00	AV	A	1.00	700
GEN	GENERATO			B	1	0.00	2022	70	1.00	AV	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	572		37.15	21,251
FFL	1ST FLOOR	1,247	1,247		186.41	232,459
LLV	LOWR LEVEL	0	650		46.75	30,386
WDK	WOOD DECK	0	308		37.52	11,558
Ttl Gross Liv / Lease Area		1,247	2,777			295,653

