

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
MCCOMBE STEVEN M MCCOMBE JENNIFER A 61 HANWARD HL EAST LONGMEADOW MA 01028 GIS ID F_383014_2851541												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	179600		179,600										
												RES LAND		101	111200		111,200										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	4600		4,600										
				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		295,400		295,400											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
MCCOMBE STEVEN M ROBINSON EARL L				20081 03853		0141 0216		10-31-2013 10-01-1973		Q U		I I		179,000 0		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
																		2025	101	163,400	2024	101	151,300	2023	101	139,100	
																			101	111,200		101	111,200		101	101,100	
																			101	4,600		101	4,600		101	4,100	
														Total		279,200		Total		267,100		Total		244,300			
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			APPRAISED VALUE SUMMARY													
0001								101			MA																
NOTES																											
																Appraised BLDG. Value (Card)										179,600	
																Appraised Xf (B) Value (Bldg)										0	
																Appraised Ob (B) Value (Bldg)										4,600	
																Appraised Land Value (Bldg)										111,200	
																Special Land Value										0	
Total Appraised Parcel Value										295,400																	
Valuation Method										C																	
Adjustment																											
Net Total Appraised Parcel Value										295,400																	
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-23-726		10-13-2023		12	REROOF		4,500		06-20-2024		100				HOUSE & GARAGE		06-20-2024					334	15	PERMIT VISIT			
266		10-25-1995		MN	Manual Note		15,000								REMODEL		07-18-2019					334	2	MEASURED			
44		03-01-1992		MN	Manual Note		7,000								RENOVATION		11-30-2012					317	2	MEASURED			
																	11-19-2002					274	3	MEAS+INSPCTD			
																	12-19-1996					200	14	INSPECTED			
																	12-26-1995					107	15	PERMIT VISIT			
																	02-17-1993					131	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				10,990	SF	10.12		1.000	5	LAND	1.00	MA	1.00				0			1.000	10.12	111,200	
Total Card Land Units								0.25	AC	Parcel Total Land Area: 0.25								Total Land Value								111,200	

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	0	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	159.30	
Interior Floor 2	3	HARDWOOD	RCN	315,052	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1950	
AC Type	03	FULL	Effective Year Built	1982	
Bedrooms	4		Depreciation Code	AV	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	43	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	N	NONE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St	N	NONE	RCNLD	179,600	
FBM Sqft	432		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
03	GARAGE	OB	Outbuildi	L	240	32.00	1950	60	0.00	AV	A	1.00	4,600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		35.84	30,968	
EFP	ENCL PORCH	0	169		90.03	15,216	
FFL	1ST FLOOR	1,020	1,020		179.01	182,587	
HST	HALF STORY	432	864		89.50	77,331	
WDK	WOOD DECK	0	248		36.09	8,950	
Ttl Gross Liv / Lease Area		1,452	3,165			315,052	

