

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
MCNAMARA STEVEN J 30 VILLAMOVA ST EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	420600		420,600														
												RES LAND		101	134900		134,900														
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	10900		10,900														
				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_383894_2843060												Total		566,400		566,400															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
MCNAMARA STEVEN J				26091		0407		10-31-2025		U		I		100		1A		Year		Code		Assessed		Year		Code		Assessed			
MCNAMARA STEVEN J + ROBERT J				15569		0556		12-14-2005		U		I		1		1A		2025		101		393,900		2024		101		364,900			
MCNAMARA,FREDERICK P				15569		0554		12-14-2005		U		I		1		1A				101		134,900				101		122,900			
MCNAMARA,FREDERICK P				11873		0077		09-20-2001		U		I		330,000						101		10,900				101		10,400			
MACKAY RICHARD J,				10087		0570		12-02-1997		U		I		258,750				Total		539,700		Total		510,700		Total		473,700			
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				MG															
NOTES																															
																		Appraised BLDG. Value (Card)										420,600			
																		Appraised Xf (B) Value (Bldg)										0			
																		Appraised Ob (B) Value (Bldg)										10,900			
																		Appraised Land Value (Bldg)										134,900			
																		Special Land Value										0			
																		Total Appraised Parcel Value										566,400			
																		Valuation Method										C			
																		Adjustment													
																		Net Total Appraised Parcel Value										566,400			
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			
347		12-01-1993		MN		Manual Note		2,000								ALTERATION		08-19-2019						334		2		MEASURED			
233		08-01-1987		MN		Manual Note		2,000								SHED		10-18-2013						317		2		MEASURED			
139		05-01-1987		MN		Manual Note		6,000								POOL		10-24-2002						274		3		MEAS+INSPCTD			
259		01-01-1986		MN		Manual Note										SFR		02-10-1994						105		15		PERMIT VISIT			
																		03-06-1992						170		3		MEAS+INSPCTD			
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		RAA						40,000		SF	3.12	1.200	7	LAND	1.00	MG	1.00					0	TRF1	0.9	1.000	3.37		134,800	
1	101	ONE FAM		RAA						0.010		AC	7,000.00	1.000	0		1.00	MG	1.00					0			1.000	7,000		100	
Total Card Land Units										0.93		AC	Parcel Total Land Area: 0.93				Total Land Value										134,900				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	4	CARPET
Grade	B-	GOOD (-)	Bsmt Garage		
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	6	SALTBOX			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		113.84
Interior Floor 2	3	HARDWOOD	RCN		576,153
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1986
AC Type	03	FULL	Effective Year Built		1998
Bedrooms	4		Depreciation Code		AG
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		27
Total Rooms	9		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	1		Overall % Condition		73
Extra Kitchen St	P	POOR	RCNLD		420,600
FBM Sqft	1436		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			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
11	POOL I-V	OB	Outbuildi	L	544	29.00	1986	60	0.00	AV	A	1.00	9,500
02	SHED/FR			L	200	12.00	1986	60	0.00	AV	A	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
ATC	ATTIC	76	304		37.15	11,294	
BMT	BASEMENT	0	1,596		29.70	47,406	
FFL	1ST FLOOR	1,748	1,748		148.61	259,767	
GAR	GARAGE	0	576		59.34	34,180	
OPF	OPEN PORCH	0	64		13.93	892	
SFL	2ND FLOOR	1,292	1,292		148.61	192,001	
UAT	UNFIN ATTC	0	576		29.67	17,090	
WDK	WOOD DECK	0	456		29.66	13,523	
Ttl Gross Liv / Lease Area		3,116	6,612			576,153	

