

State Use 101
Print Date 11/20/2025 12:35:52

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
MCALLISTER REGINALD B MCALLISTER CYNTHIA A 4 HERITAGE CR EAST LONGMEADOW MA 01028 GIS ID F_386364_2854600												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	384100		384,100											
												RES LAND		101	125400		125,400											
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	1500		1,500											
				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		511,000		511,000										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)												
MCALLISTER REGINALD B MCLAUGHLIN HOME BUILDERS THE ALDER GROUP INC				09716		0514		12-19-1996		U		I		183,900		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				09511		0211		06-05-1996		U		V		53,000				2025	101	359,300	2024	101	332,200	2023	101	305,100		
				00000		0000				U				0					101	125,400		101	125,400		101	114,200		
																			101	1,500		101	1,500		101	1,000		
																		Total		486,200		Total		459,100		Total		420,300
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												APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 384,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,500 Appraised Land Value (Bldg) 125,400 Special Land Value 0 Total Appraised Parcel Value 511,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 511,000												
ASSESSING NEIGHBORHOOD																												
Nbhd		Nbhd Name		Tracing				Batch																				
0001				101				NV																				
NOTES																SUB DIV #625)												
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				
201903337		12-01-2019		91	INSULATION		3,500				0				DWELLING-LEFT N		05-11-2018					333	2	MEASURED				
140		06-11-1996		MN	Manual Note		140,000						09-23-2010							311	2	MEASURED						
													09-23-2010							311	2	MEASURED						
													08-28-2002							274	3	MEAS+INSPCTD						
													01-20-1998							200	15	PERMIT VISIT						
													12-26-1996							200	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		RA				40,000		SF	3.12	1.250	9	LAND	0.80	NV	1.00	TOP3			0			1.000	3.12	124,800		
1	101	ONE FAM		RA				0.090		AC	7,000.00	1.000	0		1.00	NV	1.00				0			1.000	7,000	600		
Total Card Land Units								1.01		AC	Parcel Total Land Area:				1.01		Total Land Value										125,400	

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	
Roof Structure	2	HIP	Percentage		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	136.75	
Interior Floor 2	10	PARQUET	RCN	451,937	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1996	
AC Type	03	FULL	Effective Year Built	2010	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	15	
Total Rooms	8		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	85	
Extra Kitchen St			RCNLD	384,100	
FBM Sqft			Dep % Ovr		
FBM Quality			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
19	PATIO			L	160	8.00	1996	70	0.00	GD	A	1.00	900
02	SHED/FR			L	80	12.00	2000	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,003		35.05	35,155	
FFL	1ST FLOOR	1,031	1,031		174.90	180,320	
GAR	GARAGE	0	441		69.80	30,782	
OPF	OPEN PORCH	0	102		17.15	1,749	
SFL	2ND FLOOR	776	776		174.90	135,721	
TQS	3/4 STORY	336	448		131.17	58,766	
WDK	WOOD DECK	0	272		34.72	9,445	
Ttl Gross Liv / Lease Area		2,143	4,073			451,937	

