

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT								1006 EAST LONGMEADOW									
MACPHAIL DOUGLAS J 95 HILLSIDE DR EAST LONGMEADOW MA 01028 GIS ID F_385022_2851209		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed														
						RESIDNTL.	101	216000	216,000														
						RES LAND	101	136400	136,400														
						RESIDNTL.	101	4700	4,700														
		DRAINAGE		VIEW	COMMUNITY																		
		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		357,100	357,100												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
MACPHAIL DOUGLAS J DINEEN ,JOHN J JR DINEEN ,JOHN J JR + DOROTHY M DINEEN JOHN J + DOROTHY,		16863	0400	08-13-2007	U	I	245,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
		16377	0216	12-04-2006	U	I	1		2025	101	196,300	2024	101	181,600	2023	101	166,900						
		12225	0491	02-14-2002	U	I	1		101	136,400	101	136,400	101	124,100									
		02638	0259	10-21-1958	U	I	0		101	4,700	101	4,700	101	2,900									
								Total	337,400	Total	322,700	Total	293,900										
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													
Nbhd		Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card)								216,000							
0001				101		MG		Appraised Xf (B) Value (Bldg)								0							
NOTES										Appraised Ob (B) Value (Bldg)								4,700					
										Appraised Land Value (Bldg)								136,400					
										Special Land Value								0					
										Total Appraised Parcel Value								357,100					
										Valuation Method								C					
										Adjustment													
										Net Total Appraised Parcel Value								357,100					
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									
									05-11-2018			333	3	MEAS+INSPCTD									
									09-04-2009			375	2	MEASURED									
									06-18-2002			274	3	MEAS+INSPCTD									
									03-09-1992			170	3	MEAS+INSPCTD									
									12-12-1980			500	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				16,050 SF	7.08	1.200	7	LAND	1.00	MG	1.00			0		1.000	8.5	136,400		
							Total Card Land Units	0.37	AC	Parcel Total Land Area: 0.37												Total Land Value	136,400

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style	05		CAPE				Central Vac	0		NO			
Model	01		RESIDENTIAL				Basement Floor	5		LINO/VINYL			
Grade	C		AVERAGE				Bsmt Garage						
Stories	1.75		1 3/4 STORIES				Units	1					
Foundation	1		CONCRETE				MIXED USE						
Exterior Wall 1	4		VINYL				Code	Description			Percentage		
Exterior Wall 2							101	ONE FAM			100		
Roof Structure	1		GABLE								0		
Roof Cover	1		ASPHALT SH								0		
Interior Wall 1	1		DRYWALL				COST / MARKET VALUATION						
Interior Wall 2							Adj Base Rate				151.81		
Interior Floor 1	3		HARDWOOD				RCN				342,831		
Interior Floor 2							Net Other Adj						
Heat Fuel	1		OIL				Year Built				1960		
Heat Type	3		FORCED H/W				Effective Year Built				1988		
AC Type	01		NONE				Depreciation Code				AG		
Bedrooms	4						Remodel Rating						
Full Baths	2						Year Remodeled						
Half Baths	0						Depreciation %				37		
Extra Fixtures	1						Functional Obsol						
Total Rooms	6						External Obsol						
Bath Style	A		AVERAGE				Cost Trend Factor				1		
Half Bath Style							Condition						
Kitchens	1						% Complete						
Kitchen Style	A		AVERAGE				Overall % Condition				63		
Extra Kitchens	0						RCNLD				216,000		
Extra Kitchen St							Dep % Ovr						
FBM Sqft	624						Dep Ovr Comment						
FBM Quality	1						Misc Imp Ovr						
FIN ATC Sqft							Misc Imp Ovr Comment						
FIN ATC Quality							Cost to Cure Ovr						
Fireplaces	2						Cost to Cure Ovr Comment						
WS Flues													
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	384	8.00	1967	30	0.00	PR	A	1.00	900
02	SHED/FR			L	96	12.00	1992	60	0.00	AV	A	1.00	700
06	CARPORT			L	384	15.00	2014	60	0.00	AV	F	0.90	3,100
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	1,040		33.81		35,162		
FFL	1ST FLOOR					1,040	1,040		169.05		175,811		
TQS	3/4 STORY					780	1,040		126.79		131,858		
Ttl Gross Liv / Lease Area						1,820	3,120				342,831		

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TQS
FFL
BMT

26

40



95 HILLSIDE DR