

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																													
MCEVADY JAMES MCEVADY ANDREA E 22 LESSARD CR EAST LONGMEADOW MA 01028 GIS ID F_376017_2848716 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	283800		283,800																								
												RES LAND		101	141800		141,800																								
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	1200		1,200																								
SUPPLEMENTAL DATA																																									
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY								Received NIA Field 8 Field 9 Field 10 Assoc Pid#																																	
Total										426,800		426,800																													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
MCEVADY JAMES TYBURSKI KAREN M LACHAPELLE RICHARD W JR + LESSARD				21931 0530		11-03-2017		Q U		I I		310,000 165,900		00		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed														
				07978 0389		03-19-1992		U U		I I				2025		101	249,700	2024		101	232,800	2023		101	212,900																
				07543 0130		09-07-1990		U U		I I		1 1F				101	141,800			101	141,800			101	129,000																
				00000 0000				U				0				101	1,200			101	1,200			101	700																
Total																392,700		Total		375,800		Total		342,600																	
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																																	
0001						101		NG																																	
NOTES																																									
																		Appraised BLDG. Value (Card)										283,800													
																		Appraised Xf (B) Value (Bldg)										0													
																		Appraised Ob (B) Value (Bldg)										1,200													
																		Appraised Land Value (Bldg)										141,800													
																		Special Land Value										0													
																		Total Appraised Parcel Value										426,800													
																		Valuation Method										C													
																		Adjustment																							
Net Total Appraised Parcel Value												426,800																													
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-24-683		10-21-2024		8		RENOVATION		20,000		07-08-2025		100		11-27-2024		CHANGE LOFT INT		07-08-2025						334		15		PERMIT VISIT													
361		11-13-2008		1		PORCH		7,000								OVER EXISTING D		05-09-2018						333		2		MEASURED													
37		03-27-1996		MN		Manual Note		1,500								PORCH		02-20-2009						317		15		PERMIT VISIT													
328		11-01-1993		MN		Manual Note		1,700								SHED		05-07-2004						318		14		INSPECTED													
91		05-01-1993		MN		Manual Note		9,000								ADD SNRM.		04-05-2004						250		22		MAILER SENT													
99		05-01-1992		MN		Manual Note		8,187								POOL A		03-26-2004						311		2		MEASURED													
242		11-01-1991		MN		Manual Note		80,000								DWLG		12-17-1996						200		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		RB								15,651		SF		7.25		1.250		8		LAND		1.00		NG		1.00				0		1.000		9.06		141,800	
Total Card Land Units												0.36		AC		Parcel Total Land Area: 0.36										Total Land Value										141,800					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	09	CONTEMPORY	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	26	WOOD	101	ONE FAM	Percentage
Roof Structure	1	GABLE			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	144.09	
Interior Floor 2			RCN	350,422	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1991	
AC Type	03	FULL	Effective Year Built	2006	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	19	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	81	
Extra Kitchen St			RCNLD	283,800	
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
02	SHED/FR			L	140	12.00	1993	70	0.00	GD	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	952		31.10	29,604
CFL	CATHEDRAL CE	224	224		160.68	35,993
EFP	ENCL PORCH	0	279		78.19	21,814
FFL	1ST FLOOR	728	728		155.81	113,431
GAR	GARAGE	0	400		62.32	24,930
OPF	OPEN PORCH	0	80		15.58	1,246
SFL	2ND FLOOR	728	728		155.81	113,431
WDK	WOOD DECK	0	318		31.36	9,972

