

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
MCALARY ANDREW TEDD 6 HAWTHORNE RD WILBRAHAM MA 01095 GIS ID F_390414_2857302										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	224400				224,400										
										RES LAND		101	130500		130,500														
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2700				2,700										
				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		357,600		357,600															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
MCALARY ANDREW TEDD CARLIN TIMOTHY J JR COMSTOCK,JEANNE D LIFE EST COMSTOCK LEON A + JEANNE D L E, COMSTOCK LEON A + JEANNE				26066		0042		10-10-2025		Q		I		300,000		00		Year		Code		Assessed		Year		Code		Assessed	
				15155		0395		07-08-2005		U		I		257,500				2025		101		200,000		2024		101		185,600	
				14705		0553		12-17-2004		U		I		100		1A				101		130,500				101		130,500	
				09544		0586		07-02-1996		U		I		1		1A				101		2,700				101		2,700	
				03107		0409		04-29-1965		U		I		0				Total		333,200		Total		318,800		Total		294,000	
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																	
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 224,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,700 Appraised Land Value (Bldg) 130,500 Special Land Value 0 Total Appraised Parcel Value 357,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 357,600											
				ASSESSING NEIGHBORHOOD																									
Nbhd		Nbhd Name						Tracing				Batch																	
0001								101				MG																	
NOTES																													

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	SPLIT ENT	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	0	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			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	3	HARDWOOD	Adj Base Rate		157.49
Interior Floor 2	4	CARPET	RCN		320,629
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1965
AC Type	03	FULL	Effective Year Built		1995
Bedrooms	2		Depreciation Code		GD
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		30
Total Rooms	4		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	N	NONE	Cost Trend Factor		1
Kitchens	1		Condition		NC
Kitchen Style	A	AVERAGE	% Complete		70
Extra Kitchens	1		Overall % Condition		70
Extra Kitchen St	N	NONE	RCNLD		224,400
FBM Sqft	944		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		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
08	POOL A-O			L	18	69.00	2021	70	0.00	GD	A	1.00	900
22	WOOD DK			L	200	15.00	2021	60	0.00	AV	A	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	906	906		182.28	165,145	
LLV	LOWR LEVEL	0	874		45.67	39,919	
OFP	OPEN PORCH	0	6		30.38	182	
SFL	2ND FLOOR	38	38		182.28	6,927	
UFL	UNFIN UPPR FLOOR	0	874		109.28	95,514	
WDK	WOOD DECK	0	353		36.66	12,942	
Ttl Gross Liv / Lease Area		944	3,051			320,629	

