

State Use 101
Print Date 11/22/2025 9:46:00 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
MCHENRY PEGGY F 71 PARKER ST EAST LONGMEADOW MA 01028 GIS ID F_393695_2845272												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	198500		198,500									
												RES LAND		101	146200		146,200									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	11700		11,700									
				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		356,400		356,400								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
MCHENRY PEGGY F				05493	0584	09-01-1983	U	I	76,000		Year	Code	Assessed		Year	Code	Assessed		Year	Code	Assessed					
											2025	101	180,400		2024	101	166,700		2023	101	153,100					
												101	146,200			101	134,200									
												101	11,700			101	9,400									
											Total			338,300		Total		324,600		Total		296,700				
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		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 198,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 11,700 Appraised Land Value (Bldg) 146,200 Special Land Value 0 Total Appraised Parcel Value 356,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 356,400														
0001						101				MG																
NOTES																										
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-29-725		11-05-2024		12	REROOF		16,000		07-01-2025		100						07-01-2025				450	15	PERMIT VISIT			
																	06-20-2018				333	2	MEASURED			
																	07-01-2005				274	2	MEASURED			
																	01-18-2000				250	22	MAILER SENT			
																	12-15-1999				247	2	MEASURED			
																	04-10-1992				170	3	MEAS+INSPCTD			
																	01-09-1984				500	1	LEFT NOTICE			
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	1.200	7	LAND	1.00	MG	1.00	SHP2/TOP4			0	TRF2	0.9	1.000	3.37	134,800	
1	101	ONE FAM		RA				4.080	AC	7,000.00	1.000	0		0.40	MG	1.00				0			1.000	2,800	11,400	
Total Card Land Units								5.00	AC	Parcel Total Land Area: 5.00												Total Land Value				146,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.00	1 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	158.00	
Interior Floor 2			RCN	315,072	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1952	
AC Type	01	NONE	Effective Year Built	1988	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	37	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	198,500	
FBM Sqft	594		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues	1		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
31	BARN			L	972	20.00	1983	60	0.00	AV	A	1.00	11,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,187		34.95	41,484	
EFP	ENCL PORCH	0	140		87.52	12,253	
FFL	1ST FLOOR	1,187	1,187		175.04	207,772	
GAR	GARAGE	0	640		70.02	44,810	
OPF	OPEN PORCH	0	6		29.17	175	
WDK	WOOD DECK	0	244		35.15	8,577	
Ttl Gross Liv / Lease Area		1,187	3,404			315,072	

