

Vision ID: 2722

Account #2769

Bldg #: 1 of 1

Sec #: 1 of

1 Card 1 of 1

Print Date: 12/27/2014 20:50

CURRENT OWNER						TOPO.			UTILITIES			STRT./ROAD			LOCATION			CURRENT ASSESSMENT												
SEHBARADER SEYEDMEHDI 1 REDIN LN EAST LONGMEADOW, MA 01028 Additional Owners:									1 TYPCL									Description		Code		Appraised Value		Assessed Value						
															RESIDNTL.		101		98,800		98,800									
															RES LAND		101		93,600		93,600									
SUPPLEMENTAL DATA															VISION															
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_381953_2842158									Received Prior ID Owner Occ Y Final Area 1248 Current Ac .27241																					
									ASSOC PID#																					
RECORD OF OWNERSHIP						BK-VOL/PAGE			SALE DATE			q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)													
SEHBARADER SEYEDMEHDI REARDON MARY ANN , REARDON EMMETT F						20031/ 57 08929/ 0229 03148/ 0566			09/25/2013 08/31/1994 10/25/1965			Q	I	194,000		00	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value			
																	2014	B	95,200		2013	B	99,100		2012	B	98,800			
																	2014	L	96,600		2013	L	98,400		2012	L	93,000			
Total:															191,800		Total:		197,500		Total:		191,800							
EXEMPTIONS						OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor												
Year	Type	Description				Amount		Code	Description			Number	Amount		Comm. Int.															
Total:																		APPRAISED VALUE SUMMARY												
												Appraised Bldg. Value (Card)						98,800												
												Appraised XF (B) Value (Bldg)						0												
												Appraised OB (L) Value (Bldg)						0												
												Appraised Land Value (Bldg)						93,600												
												Special Land Value						0												
												Total Appraised Parcel Value						192,400												
												Valuation Method:						C												
												Adjustment:						0												
												Net Total Appraised Parcel Value						192,400												
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						
107		05/06/2011		42	REPAIRS			4,700				0			GARAGE SUPPORT/DR			03/09/2012 09/05/2003 03/13/1992 09/04/1980				317 274 131 500	15 3 2 3	PERMIT VISIT MEAS+INSPCTD MEASURED MEAS+INSPCTD						
LAND LINE VALUATION SECTION																														
B #	Use Code	Use Description			Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj			Special Pricing			S Adj Fact	Adj. Unit Price	Land Value				
1	101	ONE FAM			RA				11,866	SF	6.63	1.1900	7	1.0000	1.00	MG	1.00								1.00	7.89	93,600			
Total Card Land Units:										0.27	AC	Parcel Total Land Area:0.27 AC										Total Land Value:								93,600

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		NO
Model	01		RESIDENTIAL	Central Vac	0		
Grade	C		AVERAGE	FBM Sqft	252		
Stories	1.00		1 Story	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	4		CARPET	Adj. Base Rate:			91.74
Interior Floor 2	3		HARDWOOD				
Heat Fuel	1		OIL				
Heat Type	1		FORCED H/A				
AC Type	01		NONE				
Bedrooms	3			Replace Cost			149,630
Full Baths	1			AYB			1950
Half Baths	0			EYB			1980
Extra Fixtures	0			Dep Code			AG
Total Rooms	5			Remodel Rating			
Bath Style	A		AVERAGE	Year Remodeled			
Kitchen Style	A		AVERAGE	Dep %			34
Kitchens	1			Functional Obslnc			
Extra Kitchens	0			External Obslnc			
Frame	1		WOOD	Cost Trend Factor			1
Basement Floor	12			Condition			
Bsmt Garage				% Complete			
Units	1			Overall % Cond			66
WS Flues				Apprais Val			98,800
FBM Quality	1			Dep % Ovr			0
Fireplaces	1			Dep Ovr Comment			
				Misc Imp Ovr			0
				Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,008		18.38	18,532
EFP	ENCL PORCH	0	120		27.52	3,303
FFL	1ST FLOOR	1,248	1,248		91.74	114,493
GAR	GARAGE	0	336		36.59	12,293
PAT	PATIO	0	210		4.81	1,009

Ttl. Gross Liv/Lease Area: 1,248 2,922 1,631 149,630

