

Property Location: 4 VERANDA AV

MAP ID: 15B/ 1/ D/ /

Bldg Name:

State Use: 101

Account #564

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 11/30/2016 16:07

VISION ID: 551

1006

AST LONGMEADOW, MA

VISION

CURRENT OWNER

ABDULJABBAR SAAD

JASSAIN WAMEDH

4 VERANDA AV

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

1

TYPCL

UTILITIES

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

RESIDENTL.

101

195,600

195,600

RES LAND

101

83,800

83,800

Total

279,400

279,400

SUPPLEMENTAL DATA

Other ID:

SP Permit

Chapter Land

OC Dates

In+Ex FY

Mailed

GIS ID: F_378875_2852660

Received

Field 7

Field 8

Field 9

Field 10

ASSOC PID#

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

ABDULJABBAR SAAD

20996/ 319

12/18/2015

Q

I

285,000

00

VILLENEUVE ROBERT J

20028/ 395

09/24/2013

U

I

100

1F

VILLENEUVE ROBERT J,

19874/ 308

06/17/2013

U

I

100

1A

VILLENEUVE ROBERT J,

09784/ 0577

03/03/1997

U

I

1

A

VILLENEUVE CONSTANCE C HE

09102/ 0007

04/07/1995

U

I

1

A

VILLENEUVE CONSTANCE

08588/ 0065

10/07/1993

U

I

1

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2016

101

193,600

2015

101

193,600

2014

B

185,300

2016

101

81,400

2015

101

81,400

2014

L

83,900

Total:

275,000

Total:

275,000

Total:

269,200

EXEMPTIONS

OTHER ASSESSMENTS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MA

NOTES

75 ADD 24X16 INLAW UNIT 94 BP EST 100%

- SUB DIV 976

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

195,600

0

0

83,800

0

279,400

C

0

279,400

BUILDING PERMIT RECORD

VISIT/ CHANGE HISTORY

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201200760

03/12/2012

1

PORCH

8,500

0

OVER EXISTING DECK

7

01/01/1994

MN

Manual Note

6,000

0

RENOV KIT

43

04/01/1991

MN

Manual Note

45,000

0

ADDITION

Date

Type

IS

ID

Cd.

Purpose/Result

05/11/2012

317

15

PERMIT VISIT

04/22/2011

317

2

MEASURED

03/18/2004

311

1

LEFT NOTICE

01/15/1995

107

15

PERMIT VISIT

06/04/1992

107

14

INSPECTED

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

RC

19,710

SF

4.13

1.0300

5

1.0000

1.00

MA

1.00

Spec Use

Spec Calc

1.00

4.25

83,800

Total Card Land Units:

0.45

AC

Parcel Total Land Area:

0.45

AC

Total Land Value:

83,800

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	06		COLONIAL	#Heat Sys	2		NO	
Model	01		RESIDENTIAL	Central Vac	0			
Grade	C		AVERAGE	FBM Sqft	1375			
Stories	2.50		2 1/2 STORIES	Int vs Ext	S			SAME
Foundation	3		MASONRY	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	2		PLASTER					
Interior Wall 2	1		DRYWALL	COST/MARKET VALUATION				
Interior Floor 1	4		CARPET	Adj. Base Rate:				83.45
Interior Floor 2								
Heat Fuel	2		GAS	Replace Cost				267,954
Heat Type	1		FORCED H/A	AYB				1910
AC Type	03		FULL	EYB				1987
Bedrooms	3			Dep Code				GD
Full Baths	2			Remodel Rating				
Half Baths	0			Year Remodeled				
Extra Fixtures	0			Dep %				27
Total Rooms	8		Functional ObsInc					
Bath Style	A	AVERAGE	External ObsInc					
Kitchen Style	G	GOOD	Cost Trend Factor				1	
Kitchens	1		Condition					
Extra Kitchens	1		% Complete					
Frame	1	WOOD	Overall % Cond				73	
Basement Floor	12	CONCRETE	Apprais Val				195,600	
Bsmt Garage			Dep % Ovr				0	
Units	2		Dep Ovr Comment					
WS Flues			Misc Imp Ovr				0	
FBM Quality	3		Misc Imp Ovr Comment					
Fireplaces	1		Cost to Cure Ovr				0	
			Cost to Cure Ovr Comment					

[illegible]

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,964		16.70	32,795
EFP	ENCL PORCH	0	192		25.21	4,846
FFL	1ST FLOOR	1,964	1,964		83.45	163,893
OFP	OPEN PORCH	0	40		8.34	334
SFL	2ND FLOOR	572	572		83.45	47,733
UAT	UNFIN ATTC	0	572		16.63	9,513
WDK	WOOD DECK	0	757		11.69	8,846

Ttl. Gross Liv/Lease Area:		2,536	6,061	3,211		267,954

