

Property Location: 96 NORTH MAIN ST
Vision ID: 1808

Account #1844

MAP ID: 26/ 26/ 0/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/15/2017 09:33

CURRENT OWNER

KHAN AKIF A

96 NORTH MAIN ST

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL. RES LAND

Code

101101

Appraised Value

89,00073,600

Assessed Value

89,00073,600

1006

AST LONGMEADOW, M

VISION

Total

162,600

162,600

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

KHAN AKIF A

18713/ 578

03/24/2011

U

I

90,000

S

HSBC BANK USA,

18705/ 187

03/14/2011

U

I

109,650

L

SEVIGNE KIM P,

13826/ 383

12/09/2003

U

I

148,000

CRUZ,DOMINGA

11053/ 409

12/29/1999

U

I

67,500

S

FEDERAL NATIONAL,MORTGAGE ASSOCIATION

10780/ 375

05/26/1999

U

I

88,775

L

LITTLEFIELD WILLIAM E,HEIRS & DEVISEES O

05685/ 0569

09/19/1984

U

I

43,500

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2017

101

87,900

2016

101

86,900

2015

101

86,900

2017

101

71,900

2016

101

69,800

2015

101

69,800

Total:

159,800

Total:

156,700

Total:

156,700

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MA

NOTES

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

89,000

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

0

Appraised Land Value (Bldg)

73,600

Special Land Value

0

Total Appraised Parcel Value

162,600

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

162,600

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

35

02/16/2005

21

SIDING

8,548

0

INCLUDES GUTTERS.

62

04/10/2000

1

PORCH

3,200

0

FRONT PRCH;NEW DO

22

02/01/1989

MN

Manual Note

500

0

WOOD STOVE

23

02/01/1989

MN

Manual Note

4,100

0

ALTERATION

324

01/01/1985

MN

Manual Note

0

0

SOLAR H/W

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

05/11/2006

311

3

MEAS+INSPCTD

05/04/2006

311

13

MISSED APPT

12/30/2005

311

15

PERMIT VISIT

03/22/2004

250

22

MAILER SENT

10/16/2003

274

2

MEASURED

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

Spec Use

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RC

8,400

SF

9.73

1.0000

5

1.0000

1.00

MA

1.00

TRF3

190

.90

8.76

73,600

Total Card Land Units:

0.19

AC

Parcel Total Land Area:

0.19

AC

Total Land Value:

73,600

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description				
Style	02		BUNGALOW	#Heat Sys	1						
Model	01		RESIDENTIAL	Central Vac	0		NO				
Grade	C		AVERAGE	FBM Sqft	605						
Stories	1.00		1 STORY	Int vs Ext	S		SAME				
Foundation	2		CONC BLOCK	MIXED USE							
Exterior Wall 1	4		VINYL	Code	Description		Percentage				
Exterior Wall 2				101	ONE FAM		100				
Roof Structure	1		GABLE	COST/MARKET VALUATION							
Roof Cover	1		ASPHALT SH								
Interior Wall 1	1		DRYWALL								
Interior Wall 2											
Interior Floor 1	4		CARPET								
Interior Floor 2	5		LINO/VINYL								
Heat Fuel	2		GAS								
Heat Type	1		FORCED H/A								
AC Type	03		FULL								
Bedrooms	2										
Full Baths	1										
Half Baths	0										
Extra Fixtures	0										
Total Rooms	5										
Bath Style	A		AVERAGE								
Kitchen Style	A		AVERAGE								
Kitchens	1										
Extra Kitchens	0										
Frame	1		WOOD								
Basement Floor	12		CONCRETE								
Bsmt Garage											
Units	1										
WS Flues	1										
FBM Quality	3										
Fireplaces	0										
								Adj. Base Rate:			95.44
								Replace Cost			136,860
				AYB			1922				
				EYB			1987				
				Dep Code			GD				
				Remodel Rating							
				Year Remodeled							
				Dep %			30				
				Functional Obslnc							
				External Obslnc			5				
				Cost Trend Factor			1				
				Condition							
				% Complete							
				Overall % Cond			65				
				Apprais Val			89,000				
				Dep % Ovr			0				
				Dep Ovr Comment							
				Misc Imp Ovr			0				
				Misc Imp Ovr Comment							
				Cost to Cure Ovr			0				
				Cost to Cure Ovr Comment							

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	864		19.11	16,511	
FFL	1ST FLOOR	1,124	1,124		95.44	107,274	
GAR	GARAGE	0	264		38.32	10,117	
OPF	OPEN PORCH	0	108		9.72	1,050	
WDK	WOOD DECK	0	143		13.35	1,909	
Ttl. Gross Liv/Lease Area:		1,124	2,503	1,434		136,860	

