

Property Location: 15 CHANNING RD
Vision ID: 2582

Account #2628

MAP ID:3/ 36/ 57/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/15/2017 13:10

CURRENT OWNER

RAHIL TAYYAB

15 CHANNING RD

E. LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL. RES LAND

Code

101101

Appraised Value

179,00085,600

Assessed Value

179,00085,600

SUPPLEMENTAL DATA

Other ID:

SP Permit

Chapter Land

OC Dates

In+Ex FY

Mailed

GIS ID: F_374558_2853153

Received

Field 7

Field 8

Field 9

Field 10

ASSOC PID#

Total

264,600

264,600

RECORD OF OWNERSHIP

RAHIL TAYYAB

BOUDREAU CAROL A

BOUDREAU VERNON M +,

SMOLEN ROBERT

PROVENCHER

BK-VOL/PAGE

20311/ 400

10333/ 430

07094/ 0400

6086/ 55

0/ 0

SALE DATE

06/12/2014

06/22/1998

02/10/1989

05/15/1986

q/u

Q

U

U

U

v/i

1

1

1

V

SALE PRICE

258,000

1

182,000

35,000

0

V.C.

00

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2017

101

174,300

2016

101

172,400

2015

101

172,400

2017

101

83,600

2016

101

81,200

2015

101

81,200

Total:

257,900

Total:

253,600

Total:

253,600

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

NA

NOTES

PARCEL F LOTS 59-60 FY91 AB 68

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

179,000

0

0

85,600

0

264,600

C

0

264,600

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201301460

04/19/2013

91

INSULATION

1,730

0

SFR

206

01/01/1986

MN

Manual Note

0

0

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

07/17/2014

01

317

3

MEAS+INSPCTD

06/04/2013

105

15

PERMIT VISIT

10/02/2006

250

22

MAILER SENT

04/07/2004

250

22

MAILER SENT

04/06/2004

316

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

10,000

SF

8.23

1.0400

6

1.0000

1.00

NA

1.00

1.00

8.56

85,600

Total Card Land Units:

0.23

AC

Parcel Total Land Area:

0.23

AC

Total Land Value:

85,600

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	05		CAPE	#Heat Sys	1			
Model	01		RESIDENTIAL	Central Vac	1		YES	
Grade	C		AVERAGE	FBM Sqft	224			
Stories	1.75		1 3/4 STORIES	Int vs Ext	S		SAME	
Foundation	1		CONCRETE	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				Adj. Base Rate:				89.88
Interior Floor 1	4		CARPET					
Interior Floor 2								
Heat Fuel	2		GAS					
Heat Type	1		FORCED H/A	Replace Cost				218,316
AC Type	03		FULL	AYB				1986
Bedrooms	3			EYB				1999
Full Baths	2			Dep Code				GD
Half Baths	1			Remodel Rating				
Extra Fixtures	2			Year Remodeled				
Total Rooms	6			Dep %				18
Bath Style	A		AVERAGE	Functional Obslnc				
Kitchen Style	A		AVERAGE	External Obslnc				
Kitchens	1			Cost Trend Factor				1
Extra Kitchens	0			Condition				
Frame	1		WOOD	% Complete				
Basement Floor				Overall % Cond				82
Bsmt Garage				Apprais Val				179,000
Units	1			Dep % Ovr				0
WS Flues				Dep Ovr Comment				
FBM Quality	3			Misc Imp Ovr				0
Fireplaces	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	1,114		17.99	20,043	
EFP	ENCL PORCH	0	170		26.96	4,584	
FFL	1ST FLOOR	1,114	1,114		89.88	100,125	
GAR	GARAGE	0	528		35.92	18,964	
TQS	3/4 STORY	794	1,058		67.45	71,364	
WDK	WOOD DECK	0	256		12.64	3,236	
Ttl. Gross Liv/Lease Area:		1,908	4,240	2,429		218,316	

