

Property Location: 15 CHANNING RD
Vision ID: 2582

Account #2628

MAP ID:3/ 36/ 57/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/06/2018 19:01

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

191,10085,600

Assessed Value

191,10085,600

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#

1006

4ST LONGMEADOW, M

VISION

Total

276,700

276,700

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.

2018

2018

Total:

Code

101

101

Assessed Value

179,000

85,600

264,600

Yr.

2017

2017

Total:

Code

101

101

Assessed Value

174,300

83,600

257,900

Yr.

2016

2016

Total:

Code

101

101

Assessed Value

172,400

81,200

253,600

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

NA

ASSESSING NEIGHBORHOOD

NOTES

PARCEL F LOTS 59-60 FY91 AB 68

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

191,100

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

0

Appraised Land Value (Bldg)

85,600

Special Land Value

0

Total Appraised Parcel Value

276,700

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

276,700

BUILDING PERMIT RECORD

Permit ID

201301460

206

Issue Date

04/19/2013

01/01/1986

Type

91

MN

Description

INSULATION

Manual Note

Amount

1,730

0

Insp. Date

% Comp.

0

0

Date Comp.

Comments

SFR

VISIT/CHANGE HISTORY

Date

07/17/2014

06/04/2013

10/02/2006

04/07/2004

04/06/2004

Type

01

IS

ID

317

105

250

250

316

Cd.

3

15

22

22

2

Purpose/Result

MEAS+INSPCTD

PERMIT VISIT

MAILER SENT

MAILER SENT

MEASURED

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RC

D

Front

Depth

Units

10,000

SF

Unit Price

8.23

I. Factor

1.0400

S.A.

6

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

NA

Adj.

1.00

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj Fact

1.00

Adj. Unit Price

8.56

Land Value

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									
Roof Cover	1		ASPHALT SH									
Interior Wall 1	1		DRYWALL									
Interior Wall 2						COST/MARKET VALUATION						
Interior Floor 1	4		CARPET			Adj. Base Rate:			97.15			
Interior Floor 2												
Heat Fuel	2		GAS			Replace Cost			235,975			
Heat Type	1		FORCED H/A			AYB			1986			
AC Type	03		FULL			EYB			1999			
Bedrooms	3					Dep Code			GD			
Full Baths	2					Remodel Rating						
Half Baths	1					Year Remodeled						
Extra Fixtures	2					Dep %			19			
Total Rooms	6					Functional Obslnc						
Bath Style	A		AVERAGE			External Obslnc						
Kitchen Style	A		AVERAGE			Cost Trend Factor			1			
Kitchens	1					Condition						
Extra Kitchens	0					% Complete						
Frame	1		WOOD			Overall % Cond			81			
Basement Floor						Apprais Val			191,100			
Bsmt Garage						Dep % Ovr			0			
Bsmt Garage						Dep Ovr Comment						
Units	1					Misc Imp Ovr			0			
WS Flues						Misc Imp Ovr Comment						
FBM Quality	3					Cost to Cure Ovr			0			
Fireplaces	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				19.45		21,664
EFP	ENCL PORCH			0		170				29.14		4,955
FFL	1ST FLOOR			1,114		1,114				97.15		108,224
GAR	GARAGE			0		528				38.82		20,498
TQS	3/4 STORY			794		1,058				72.91		77,136
WDK	WOOD DECK			0		256				13.66		3,497
Ttl. Gross Liv/Lease Area:				1.908		4.240		2.429				235.975

