

Property Location: 96 WINDHAM DR
Vision ID: 5955

Account #6037

MAP ID: 89/ 39/ 15/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Bldg Name:

State Use: 101

Print Date: 12/10/2018 12:46

CURRENT OWNER

MOHAMED MOHAMED

96 WINDHAM DR

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL. RES LAND

Code

101101

Appraised Value

345,300125,100

Assessed Value

345,300125,100

1006

AST LONGMEADOW, M

VISION

Total

470,400470,400

RECORD OF OWNERSHIP

MOHAMED MOHAMED

NAJEEBI KATHLEEN M

NAJEEBI SHAMIM A

MORELLO FRANK +,

CJBUILDERS

DEMERS

BK-VOL/PAGE

20404/ 24

14436/ 247

11591/ 382

06745/ 0136

06298/ 122

0/ 0

SALE DATE

08/27/2014

08/23/2004

04/17/2001

02/01/1988

11/21/1986

q/u

Q

U

U

U

U

v/i

I

I

I

V

I

SALE PRICE

465,000

1

400,000

65,000

1

0

V.C.

00

H

B

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2018

2018

Total:

Code

101

101

Assessed Value

355,900

125,100

481,000

Yr.

2017

2017

Total:

Code

101

101

Assessed Value

351,700

134,900

486,600

Yr.

2016

2016

Total:

Code

101

101

Assessed Value

348,000

130,600

478,600

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Other Assessments

Yr.

2018

2018

Total:

Code

101

101

Assessed Value

355,900

125,100

481,000

Yr.

2017

2017

Total:

Code

101

101

Assessed Value

351,700

134,900

486,600

Yr.

2016

2016

Total:

Code

101

101

Assessed Value

348,000

130,600

478,600

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

NV

NOTES

SUB DIV # 575 ESTIMATED PATIO

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

345,300

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

0

Appraised Land Value (Bldg)

125,100

Special Land Value

0

Total Appraised Parcel Value

470,400

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

470,400

BUILDING PERMIT RECORD

Permit ID

84302

Issue Date

04/25/2001

12/01/1989

Type

7

MN

Description

REMODEL

Manual Note

Amount

20,000

225,000

Insp. Date

% Comp.

0

0

Date Comp.

Comments

FINISH BMT W/COMM

DWLG

VISIT/CHANGE HISTORY

Date

09/19/2014

07/14/2005

03/07/2002

01/03/2000

11/30/1999

Type

IS

ID

317

274

274

250

247

Cd.

3

2

15

22

2

Purpose/Result

MEAS+INSPCTD

MEASURED

PERMIT VISIT

MAILER SENT

MEASURED

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RA

D

Front

Depth

Units

30,738

SF

Unit Price

2.91

I. Factor

1.4000

S.A.

9

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

NV

Adj.

1.00

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj Fact

1.00

Adj. Unit Price

4.07

Land Value

125,100

Total Card Land Units:

0.71

AC

Parcel Total Land Area:

0.71

AC

Total Land Value:

125,100

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		YES
Grade	B		GOOD	FBM Sqft	2153		
Stories	2.00		2 Story	Int vs Ext	S		
Foundation	1			MIXED USE			
Exterior Wall 1	7		BRICK	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	2		HIP	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		95.21	
Interior Floor 2	6		CERAMIC TL	Replace Cost			
Heat Fuel	1		OIL				
Heat Type	3		FORCED H/W				
AC Type	03		FULL	AYB		442,715	
Bedrooms	5			EYB		1989	
Full Baths	4			Dep Code		1996	
Half Baths	0			Remodel Rating		AG	
Extra Fixtures	1			Year Remodeled			
Total Rooms	10			Dep %		22	
Bath Style	G		GOOD	Functional Obslnc			
Kitchen Style	G		GOOD	External Obslnc			
Kitchens	1			Cost Trend Factor		1	
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	4			Overall % Cond		78	
Bsmt Garage				Apprais Val		345,300	
Units	1			Dep % Ovr		0	
WS Flues				Dep Ovr Comment			
FBM Quality	1			Misc Imp Ovr		0	
Fireplaces	1			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	2,254		19.05	42,939						
CFL	CATHEDRAL CE	687	687		98.12	67,407						
FFL	1ST FLOOR	1,581	1,581		95.21	150,523						
GAR	GARAGE	0	799		38.13	30,466						
OPF	OPEN PORCH	0	28		10.20	286						
PAT	PATIO	0	396		4.81	1,904						
SFL	2ND FLOOR	1,567	1,567		95.21	149,190						
Ttl. Gross Liv/Lease Area:		3,835	7,312	4,650		442,715						

