Property Location 1 REDIN LN | Map ID 32/ 24/ 23/ / | Bldg Name | State Use 101
Vision ID 2722 | Account # 2769 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/18/2019 3:49:17 P

| CURRENT OWNER | TOPO TYPE | UTILITY | STREET | LOCATION |
|---|---|---|---|---|
| SEHBARADER SEYEDMEHDI | | | | |
| | TOPO WET | EASEMENT | TRAFFIC | CORNER |
| 1 REDIN LN | | | | |
| | DRAINAGE | | VIEW | COMMUNITY |
| EAST LONGMEADOW MA 01028 | | | | |

SUPPLEMENTAL DATA

| | |
|---|---|
| Alt Prcl ID | Received |
| SP Permit | NIA |
| Chapter Land | Field 8 |
| OC Dates | Field 9 |
| In+Ex FY | Field 10 |
| Mailed | Assoc Pid# |

GIS ID F_381953_2842158

CURRENT ASSESSMENT

| Description | Code | Appraised | Assessed |
|---|---|---|---|
| RESIDNTL. | 101 | 113000 | 113,000 |
| RES LAND | 101 | 101800 | 101,800 |
| | | Total 214,800 | 214,800 |

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

| RECORD OF OWNERSHIP | BK-VOL/PAGE | | SALE DATE | Q/U | V/I | SALE PRICE | VC |
|---|---|---|---|---|---|---|---|
| SEHBARADER SEYEDMEHDI | 20031 | 0057 | 09-25-2013 | Q | I | 194,000 | 00 |
| REARDON MARY ANN , | 08929 | 0229 | 08-31-1994 | U | I | 1 | 1A |
| REARDON EMMETT F | 03148 | 0566 | 10-25-1965 | U | I | 0 | |

PREVIOUS ASSESSMENTS (HISTORY)

| Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
|---|---|---|---|---|---|---|---|---|
| 2019 | 101 | 110,200 | 2018 | 101 | 101,700 | 2017 | 101 | 99,900 |
| | 101 | 98,700 | | 101 | 98,700 | | 101 | 96,700 |
| | Total | 208900 | | Total | 200400 | | Total | 196600 |

EXEMPTIONS

| Year | Code | Description | Amount |
|---|---|---|---|
| | | Total | 0.00 |

OTHER ASSESSMENTS

| Code | Description | YEAR | Amount | Comm Int |
|---|---|---|---|---|
| | | | | |

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

| Nbhd | Nbhd Name | B | Tracing | Batch |
|---|---|---|---|---|
| 0001 | | | 101 | MG |

NOTES

APPRAISED VALUE SUMMARY

| | |
|---|---|
| Appraised BLDG. Value (Card) | 113,000 |
| Appraised Xf (B) Value (Bldg) | 0 |
| Appraised Ob (B) Value (Bldg) | 0 |
| Appraised Land Value (Bldg) | 101,800 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 214,800 |
| Valuation Method | C |
| Adjustment | |
| Net Total Appraised Parcel Value | 214,800 |

BUILDING PERMIT RECORD

| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments |
|---|---|---|---|---|---|---|---|---|
| 107 | 05-06-2011 | 42 | REPAIRS | 4,700 | | | | GARAGE SUPPORT |

VISIT / CHANGE HISTORY

| Date | Type | Is | Id | Cd | Purpose/Result |
|---|---|---|---|---|---|
| 08-22-2019 | | | 334 | 2 | MEASURED |
| 03-09-2012 | | | 317 | 15 | PERMIT VISIT |
| 09-05-2003 | | | 274 | 3 | MEAS+INSPCTD |
| 03-13-1992 | | | 131 | 2 | MEASURED |
| 09-04-1980 | | | 500 | 3 | MEAS+INSPCTD |

LAND LINE VALUATION SECTION

| B | Use Co | Description | Zone | D | Fronta | Depth | Land Units | | Unit Price | I. Fact | S.A. | Ac Di | C. Fact | St. Idx | Adj | Notes | Special Pricing | | | | Size A | Adj Unit Pric | Land Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 101 | ONE FAM | RA | | | | 11,866 | SF | 7.21 | 1.190 | 7 | LAND | 1.00 | MG | 1.00 | | | 0 | | | 1.000 | 8.58 | 101,800 |
| | | | | | | Total Card Land Units | 0.272 | AC | Parcel Total Land Area: | 0.2724 | | | | | | | | | | | | Total Land Value | 101,800 |

Property Location 1 REDIN LN | Map ID 32/ 24/ 23/ / | Bldg Name | State Use 101
Vision ID 2722 | Account # 2769 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/18/2019 3:49:18 P

## CONSTRUCTION DETAIL

| Element | Cd | Description |
|---|---|---|
| Style | 19 | RANCH |
| Model | 01 | RESIDENTIAL |
| Grade | C | AVERAGE |
| Stories | 1.00 | 1 STORY |
| Foundation | 1 | CONCRETE |
| Exterior Wall 1 | 4 | VINYL |
| Exterior Wall 2 | | |
| Roof Structure | 1 | GABLE |
| Roof Cover | 1 | ASPHALT SH |
| Interior Wall 1 | 1 | DRYWALL |
| Interior Wall 2 | | |
| Interior Floor 1 | 4 | CARPET |
| Interior Floor 2 | 3 | HARDWOOD |
| Heat Fuel | 1 | OIL |
| Heat Type | 1 | FORCED H/A |
| AC Type | 01 | NONE |
| Bedrooms | 3 | |
| Full Baths | 1 | |
| Half Baths | 0 | |
| Extra Fixtures | 0 | |
| Total Rooms | 5 | |
| Bath Style | A | AVERAGE |
| Half Bath Style | | |
| Kitchens | 1 | |
| Kitchen Style | A | AVERAGE |
| Extra Kitchens | 0 | |
| Extra Kitchen St | | |
| FBM Sqft | 252 | |
| FBM Quality | 1 | |
| Fireplaces | 1 | |
| WS Flues | | |
| Central Vac | 0 | NO |
| Frame | 1 | WOOD |

## CONSTRUCTION DETAIL (CONTINUED)

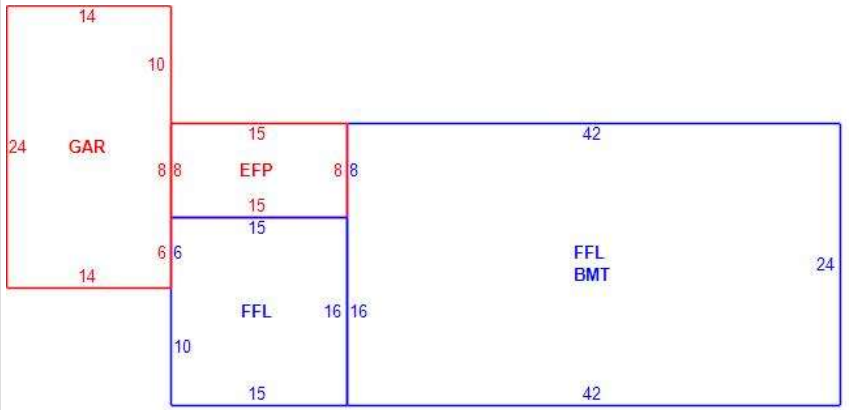
| Element | Cd | Description |
|---|---|---|
| Basement Floor | 12 | CONCRETE |
| Bsmt Garage | | |
| #Heat Sys | 1.00 | |
| Units | 1 | |

## MIXED USE

| Code | Description | Percentage |
|---|---|---|
| 101 | ONE FAM | 100 |
| | | 0 |
| | | 0 |

## COST / MARKET VALUATION

| | |
|---|---|
| Adj Base Rate | 97.62 |
| RCN | 179,349 |
| Net Other Adj | |
| Year Built | 1950 |
| Effective Year Built | 1981 |
| Depreciation Code | AG |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 37 |
| Functional Obsol | |
| External Obsol | |
| Cost Trend Factor | 1 |
| Condition | |
| % Complete | |
| Overall % Condition | 63 |
| RCNLD | 113,000 |
| Dep % Ovr | |
| Dep Ovr Comment | |
| Misc Imp Ovr | |
| Misc Imp Ovr Comment | |
| Cost to Cure Ovr | |
| Cost to Cure Ovr Comment | |




## OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

| Code | Description | Su | Sub Type | Lan | Units | Unit Price | Yr Blt | % | Dep. | Cond | Gra | Qual | Apprais Va |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## BUILDING SUB-AREA SUMMARY SECTION

| Subarea | Description | Living | Gross | Eff Area | Unit Cost | Undeprec Value |
|---|---|---|---|---|---|---|
| BMT | BASEMENT | 0 | 1,008 | | 22.19 | 22,363 |
| EFP | ENCL PORCH | 0 | 120 | | 33.21 | 3,986 |
| FFL | 1ST FLOOR | 1,248 | 1,248 | | 110.71 | 138,165 |
| GAR | GARAGE | 0 | 336 | | 44.15 | 14,835 |
| | Ttl Gross Liv / Lease Area | 1,248 | 2,712 | 1,620 | | 179,349 |