

State Use 101
Print Date 12/19/2019 11:30:35

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW				
MHANNA TALAL 61 COLONY DR EAST LONGMEADOW MA 01028 GIS ID F_385009_2854398												Description		Code	Appraised		Assessed							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	332400		332,400							
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	102800		102,800							
				SUPPLEMENTAL DATA																				
				Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates 2/20/2018 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																
														Total	435,200		435,200							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
MHANNA TALAL OAK RIDGE CUSTOM HOME BUILDERS INC KUTA DAVID S CO TR KUTA CHRISTINE M + DAVID S,TRUSTEES				22079 0101		02-28-2018		U		I		422,500		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				21730 0574		06-21-2017		U		V		60,000		1V		2019	101	323,300	2018	130	99,600	2017	130	9,800
				18656 0430		01-28-2011		U		V		1		1A		101		99,600						
				04105 0140		03-04-1975		U		I		0												
														Total	422900		Total	99600		Total	9800			
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description			Amount	Code	Description			YEAR	Amount	Comm Int												
Total					0.00																			
ASSESSING NEIGHBORHOOD																Appraised BLDG. Value (Card) 332,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 102,800 Special Land Value 0 Total Appraised Parcel Value 435,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 435,200								
Nbhd		Nbhd Name			B			Tracing			Batch													
0001								130			MG													
NOTES																								
BUILDING PERMIT RECORD																VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description		Amount	Insp Date	% Comp	Date Comp	Comments			Date	Type	Is	Id	Cd	Purpose/Result							
201802633	08-17-2018	20	WOOD STOVE		3,800	06-06-2019	100	08-23-2018	IN GARAGE			06-06-2019				400	15	PERMIT VISIT						
201701725	06-06-2017	2	DWELLING		294,036	02-27-2018	100	02-20-2018	2320SF			02-27-2018				400	25	OC VISIT						
											12-19-2017	400				2	MEASURED							
											06-18-2017	317				15	PERMIT VISIT							
											10-29-1980	500				14	INSPECTED							
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				14,143	SF	6.11	1.190	7	LAND	1.00	MG	1.00		0		1.000	7.27	102,800			
Total Card Land Units							0.325	AC	Parcel Total Land Area: 0.3247				Total Land Value							102,800				

Property Location 61 COLONY DR
 Vision ID 3796 Account # 3862

Map ID 48/ 17/ 111A/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	06	COLONIAL	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage	0		
Grade	B-	GOOD (-)	#Heat Sys	1.00		
Stories	2.00	2 STORY	Units	1		
Foundation	1	CONCRETE	MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
Exterior Wall 2	16	STONE VENR	101	ONE FAM		100
Roof Structure	2	HIP				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		80.05	
Interior Floor 1	3	HARDWOOD	RCN		335,762	
Interior Floor 2	4	CARPET	Net Other Adj			
Heat Fuel	2	GAS	Year Built		2017	
Heat Type	1	FORCED H/A	Effective Year Built		2017	
AC Type	03	FULL	Depreciation Code		GD	
Bedrooms	4		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	1		Depreciation %		1	
Extra Fixtures	3		Functional Obsol			
Total Rooms	7		External Obsol			
Bath Style	G	GOOD	Cost Trend Factor		1	
Half Bath Style	G	GOOD	Condition			
Kitchens	1		% Complete			
Kitchen Style	G	GOOD	Overall % Condition		99	
Extra Kitchens	0		RCNLD		332,400	
Extra Kitchen St			Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			Misc Imp Ovr			
Fireplaces	1		Misc Imp Ovr Comment			
WS Flues	0		Cost to Cure Ovr			
Central Vac	0	NO	Cost to Cure Ovr Comment			
Frame	1	WOOD				

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	999		21.53	21,509	
FFL	1ST FLOOR	1,029	1,029		107.55	110,666	
GAR	GARAGE	0	572		43.06	24,628	
OFP	OPEN PORCH	0	32		10.08	323	
PAT	PATIO	0	320		5.38	1,721	
SFL	2ND FLOOR	1,645	1,645		107.55	176,915	
Ttl Gross Liv / Lease Area		2,674	4,597	3,122		335,762	

