

Property Location

127 MOUNTAINVIEW RD

Map ID

49/ 86/ 17/ /

Bldg Name

State Use

101

Vision ID

3986

Account #

4052

Bldg #

1

Sec #

1

of

1

Card #

1

of

1

Print Date

12/19/2019 12:04:27

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
ABDELMASEH MICHAEL E ABDELMASEH SUSAN M 127 MOUNTAINVIEW RD EAST LONGMEADOW MA 01028 GIS ID F_386174_2851933		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed												
										RESIDNTL.	101	263000	263,000												
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	107100	107,100												
										RESIDNTL.	101	13800	13,800												
		SUPPLEMENTAL DATA								Total				383,900		383,900									
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
ABDELMASEH MICHAEL E DOUKELLIS PETER + NANCY, GRICI APG CONSTR		11723 0571		06-28-2001		U I				265,000				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
		06669 0139		10-30-1987		U I				255,000				2019	101	255,500	2018	101	251,400	2017	101	244,200			
		06008 0041		02-07-1986		U V				42,000						101			104,300			101	104,300	101	102,300
		05822 0551		05-30-1985		U I				1		1				101			13,800			101	13,800	101	13,800
														Total		373600		Total		369500		Total		360300	
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description		Amount		Code	Description		YEAR	Amount														Comm Int	
														APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 263,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 13,800 Appraised Land Value (Bldg) 107,100 Special Land Value 0 Total Appraised Parcel Value 383,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 383,900											
				Total		0.00																			
ASSESSING NEIGHBORHOOD																									
Nbhd		Nbhd Name		B		Tracing		Batch																	
0001						101		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										
364	12-01-1988	MN	Manual Note	1,450				SHED		05-21-2018			333	3	MEAS+INSPCTD										
47	03-01-1988	MN	Manual Note	14,748				POOL I		03-02-2010			316	1	LEFT NOTICE										
										07-18-2002			274	3	MEAS+INSPCTD										
										02-26-1992			170	3	MEAS+INSPCTD										
										12-12-1988			107	15	PERMIT VISIT										
										01-09-1988			105	15	PERMIT VISIT										
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				25,200 SF	3.57	1.190	7	LAND	1.00	MG	1.00		0		1.000	4.25	107,100					
							Total Card Land Units	0.579	AC	Parcel Total Land Area: 0.5785											Total Land Value	107,100			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		74.78
Interior Floor 1	3	HARDWOOD	RCN		324,674
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1986
Heat Type	3	FORCED H/W	Effective Year Built		1999
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		19
Extra Fixtures	1		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		81
Extra Kitchens	0		RCNLD		263,000
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			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
11	POOL I-V	OB	Outbuildi	L	648	29.00	1988	70	0.00	GD	A	1.00	13,200
02	SHED/FR			L	130	7.48	1988	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,348		18.26	24,610	
FFL	1ST FLOOR	1,664	1,664		91.15	151,673	
GAR	GARAGE	0	600		36.46	21,876	
HST	HALF STORY	360	720		45.57	32,814	
PAT	PATIO	0	336		4.61	1,550	
TQS	3/4 STORY	1,011	1,348		68.36	92,152	
Ttl Gross Liv / Lease Area		3,035	6,016	3,562		324,674	

