

State Use 101
Print Date 12/19/2019 8:44:00 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT											
PATEL GLANEE D PATEL DINESH T 851 EAST COLUMBUS AV SPRINGFIELD MA 01105 GIS ID F_386687_2840884												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	878600		878,600						
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	187400		187,400						
				SUPPLEMENTAL DATA																			
Alt Prcl ID SP Permit Chapter Land OC Dates 12/19/2014 In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		1,066,000		1,066,000							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
PATEL GLANEE D PATEL GLANEE, FAVORITA REALTY LLC,C/O KANE MICHAEL MCMAHON GARY D				19973	0026	08-15-2013	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
				19481	0175	10-04-2012	U	V	250,000	1	2019	101	857,000	2018	101	879,900	2017	101	840,300				
				10691	0050	03-19-1999	U	V	1	1		101	182,600		101	182,600		101	185,800				
				0000	0000		U		0		Total	1039600	Total	1062500	Total	1026100							
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 VALUE SUMMARY Appraised BLDG. Value (Card) 839,800 Appraised Xf (B) Value (Bldg) 38,800 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 187,400 Special Land Value 0 Total Appraised Parcel Value 1,066,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 1,066,000	
Nbhd		Nbhd Name		B		Tracing		Batch															
0001						101		NS															
NOTES																							
SECURITY SYSTEM SUB DIV 841 SUB DIV 867/877. GENERATOR INSTALLED AT OC VISIT																							
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						
201203256	01-18-2013	2	DWELLING		475,000	12-23-2014	100	12-19-2014	OC 12/19/2014			02-12-2016 12-23-2014 06-13-2014 04-11-2014 07-05-2013 05-29-2013	01		250 400 317 317 317 105	14 25 15 15 15 2	INSPECTED OC VISIT PERMIT VISIT PERMIT VISIT PERMIT VISIT MEASURED						
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	RAA				40,000	SF	2.39	1.750	2	LAND	1.00	NS	1.00			0		1.000	4.18	167,200	
1	101	ONE FAM	RAA				2.880	AC	7,000.00	1.000	0		1.00	NS	1.00			0		1.000	7,000.00	20,200	
Total Card Land Units							3.798	AC	Parcel Total Land Area: 3.7983					Total Land Value							187,400		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	A	VERY GOOD	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	16	STONE VENR	Code	Description	Percentage
Exterior Wall 2			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	62.37	
Interior Floor 1	6	CERAMIC TL	RCN	865,756	
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built	2013	
Heat Type	1	FORCED H/A	Effective Year Built	2015	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	5		Remodel Rating		
Full Baths	5		Year Remodeled		
Half Baths	1		Depreciation %	3	
Extra Fixtures	3		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	V	V GOOD	Overall % Condition	97	
Extra Kitchens	0		RCNLD	839,800	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	3000		Dep Ovr Comment		
FBM Quality	5		Misc Imp Ovr		
Fireplaces	2		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
ELV	ELEVATOR-		Extra Fea	B	1	40000.00	2015	97	1.00	00	A	1.00	38,800
GEN	GENERATO			B	1	1.00	2015	97	1.00	00	V	1.50	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	3,332		25.46	84,843	
CFL	CATHEDRAL CE	1,173	1,173		131.19	153,890	
FFL	1ST FLOOR	2,159	2,159		127.39	275,039	
GAR	GARAGE	0	936		50.90	47,645	
OPF	OPEN PORCH	0	186		13.01	2,420	
SFL	2ND FLOOR	2,307	2,307		127.39	293,893	
WDK	WOOD DECK	0	448		17.91	8,026	
Ttl Gross Liv / Lease Area		5,639	10,541	6,796		865,756	

