

State Use 101
Print Date 12/20/2019 8:31:16 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
MAHAN JOHN F IV MAHAN SARAH 33 GLEN HEATHER DR EAST LONGMEADOW MA 01028 GIS ID F_385260_2840045												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	510700		510,700												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	167800		167,800												
				SUPPLEMENTAL DATA																									
Alt Prcl ID SP Permit Chapter Land OC Dates 11/22/2019 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		678,500		678,500															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
MAHAN JOHN F IV KENT PECOY + SONS CONSTRUCTION INC BELLA VISTA LAND HOLDINGS LLC BVE LLC,				22462		0294		11-29-2018		U		V		150,000		1P		Year	Code	Assessed		Year	Code	Assessed		Year	Code	Assessed	
				22462		0286		11-29-2018		U		V		1		1		2019	130	163,000		2018	130	163,000		2017	130	140,600	
				18724		0379		04-01-2011		U		V		1		1V													
				0000		0000				U				0				Total	163000		Total	163000		Total	140600				
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																APPRaised VALUE SUMMARY									
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)								510,700											
0001						130		NV		Appraised Xf (B) Value (Bldg)								0											
NOTES RECK 6/20 OR UPON OC FY2021 PLAN 385-45 COMBINED 44-10-4 WITH 44-10-3.										Appraised Ob (B) Value (Bldg)								0											
										Appraised Land Value (Bldg)								167,800											
										Special Land Value								0											
										Total Appraised Parcel Value								678,500											
										Valuation Method								C											
										Adjustment																			
Net Total Appraised Parcel Value								678,500																					
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	
201902787		09-01-2019		38		POOL HOUSE		24,000		05-30-2019		0				1516 SQ FT POOL		11-14-2019		01				400		25		OC VISIT	
201803260		12-06-2018		2		DWELLING		1,077,900				25				9969 sf INCLUDES		06-27-2019						400		15		PERMIT VISIT	
														05-30-2019										334		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		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				0.080	AC	7,000.00	1.000	0		1.00	NV	1.00				0			1.000	7,000.00		600			
Total Card Land Units								0.998	AC	Parcel Total Land Area: 0.9983								Total Land Value								167,800			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	AA	SUPERB	#Heat Sys	1.00	
Stories	2.50	2 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	2	SLATE			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		62.20
Interior Floor 1	3	HARDWOOD	RCN		1,021,360
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2018
Heat Type	1	FORCED H/A	Effective Year Built		2018
AC Type	03	FULL	Depreciation Code		VG
Bedrooms	5		Remodel Rating		
Full Baths	4		Year Remodeled		
Half Baths	1		Depreciation %		0
Extra Fixtures	4		Functional Obsol		
Total Rooms	11		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		NC
Kitchens	1		% Complete		50
Kitchen Style	G	GOOD	Overall % Condition		50
Extra Kitchens			RCNLD		510,700
Extra Kitchen St			Dep % Ovr		
FBM Sqft	3155		Dep Ovr Comment		
FBM Quality	5		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac			Cost to Cure Ovr Comment		
Frame					

[illegible]

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
ATC	ATTIC	278	1,110		36.83	40,878
BMT	BASEMENT	0	4,065		29.41	119,546
FFL	1ST FLOOR	2,908	2,908		147.04	427,601
GAR	GARAGE	0	1,046		58.76	61,464
HST	HALF STORY	302	604		73.52	44,407
OFP	OPEN PORCH	0	175		15.12	2,647
SFL	2ND FLOOR	2,027	2,027		147.04	298,056
UFL	UNFIN UPPR FLOOR	0	304		88.03	26,762
	Ttl Gross Liv / Lease Area	5,515	12,239	6,946		1,021,360

