

State Use 101
Print Date 12/18/2019 11:12:05

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
FAROOQUI ZAHID FAROOQUI KAUSAR 13 WOOD AVE EAST LONGMEADOW MA 01028 GIS ID F_374090_2856008												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	102300		102,300									
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	63200		63,200									
															300		300									
				SUPPLEMENTAL DATA						Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#										
												Total		165,800		165,800										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
FAROOQUI ZAHID ROONEY ,MELANIE COUNTRYWIDE HOME LOANS INC, MERCERI DARRELL BERGDOLL MICHAEL				11575	0365	04-04-2001	U	I	115,000		1S	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
				10226	0210	04-02-1998	U	I	80,000		1L	2019	101	78,000	2018	101	71,700	2017	101	70,500						
				09974	0272	08-26-1997	U	I	77,265				101	61,400		101	61,400		101	58,200						
				09097	0523	04-03-1995	U	I	128,000				101	300		101	300		101	300						
				09009	0180	12-05-1994	U	I	34,000		1A	Total		139700	Total		133400	Total		129000						
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 102,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 300 Appraised Land Value (Bldg) 63,200 Special Land Value 0 Total Appraised Parcel Value 165,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 165,800														
Year	Code	Description		Amount		Code	Description		YEAR	Amount												Comm Int				
Total				0.00																						
ASSESSING NEIGHBORHOOD																										
Nbhd		Nbhd Name		B		Tracing		Batch																		
0001						101		MF																		
NOTES																										
FY12 ADDED UAT																										
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					
201503112		12-22-2015		91	INSULATION		1,908		06-27-2019		100	06-27-2019		ASSUME COMPLET		06-27-2019			400	15	PERMIT VISIT					
57		03-15-2010		9	ALTERATION		2,047							ENTRY DOOR		01-27-2012			317	16	FIELDREV CHG					
248		09-26-2003		4	ADDITION		27,000									11-18-2010			311	15	PERMIT VISIT					
																12-14-2004			311	3	MEAS+INSPCTD					
																04-20-2004			316	3	MEAS+INSPCTD					
																01-26-2004			296	15	PERMIT VISIT					
																05-22-1992			131	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		BUS				5,500	SF	15.12	0.760	3	LAND	1.00	MF	1.00				0		1.000	11.49	63,200		
Total Card Land Units								0.126	AC	Parcel Total Land Area: 0.1263								Total Land Value								63,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	15	OLD STYLE	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage			
Grade	C	AVERAGE	#Heat Sys	1.00		
Stories	2.5	2.5	Units	1		
Foundation	2	CONC BLOCK	MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
Exterior Wall 2			101	ONE FAM		100
Roof Structure	1	GABLE				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		67.94	
Interior Floor 1	3	HARDWOOD	RCN		196,826	
Interior Floor 2	2	SOFTWOOD	Net Other Adj			
Heat Fuel	2	GAS	Year Built		1920	
Heat Type	5	STEAM	Effective Year Built		1975	
AC Type	01	NONE	Depreciation Code		AV	
Bedrooms	4		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	1		Depreciation %		43	
Extra Fixtures	0		Functional Obsol			
Total Rooms	7		External Obsol		5	
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style	A	AVERAGE	Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		52	
Extra Kitchens	0		RCNLD		102,300	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	578		Dep Ovr Comment			
FBM Quality	1		Misc Imp Ovr			
Fireplaces	0		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
02	SHED/FR			L	72	7.48	1965	60	0.00	AV	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
ATC	ATTIC	208	832		19.99	16,629	
BMT	BASEMENT	0	1,156		15.98	18,467	
FFL	1ST FLOOR	1,156	1,156		79.95	92,417	
OFP	OPEN PORCH	0	216		8.14	1,759	
SFL	2ND FLOOR	832	832		79.95	66,515	
WDK	WOOD DECK	0	96		10.83	1,039	
Ttl Gross Liv / Lease Area		2,196	4,288	2,462		196,826	

