

State Use 101
Print Date 11-03-2020 5:19:08 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW							
KHAN TALAL KHAN NIDAH T 141 OLD FARM RD EAST LONGMEADOW MA 01028 GIS ID F_384718_2844812				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description RESIDENTL. RES LAND RESIDENTL.		Code 101 101 101		Appraised 453000 169400 1000		Assessed 453,000 169,400 1,000									
				DRAINAGE				VIEW		COMMUNITY																	
				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		623,400		623,400											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)														
KHAN TALAL SANTANIELLO ITALO WARD JOSEPH E ETAL D/B/A WARD				21275 0455		07-21-2016		U	I	570,000		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
				07813 0026		09-23-1991		U	V	63,000			2020	101	436,300	2019	101	425,400	2018	101	437,300						
				06972 0245		09-22-1988		U	I	1		1B	101	169,400		101	164,600		101	164,600							
				0000 0000				U		0			101	1,000		101	1,000		101	1,000							
												Total		606700		Total		591000		Total		602900					
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) 453,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,000 Appraised Land Value (Bldg) 169,400 Special Land Value 0 Total Appraised Parcel Value 623,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 623,400									
Nbhd		Nbhd Name			B			Tracing			Batch																
0001								101			NS																
NOTES																											
SUB DIV #594																											
RECK 6/21 BP202001972																											
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			
202001972		06-25-2020		11	POOL		17,196		06-30-2020		0		06-30-2020		18X33 ABOVE GRO		06-30-2020					334	15	PERMIT VISIT			
201902350		07-10-2019		11	POOL		45,000		06-26-2020		0				INGROUND POOL 1		01-24-2017					317	16	FIELDREV CHG			
110		05-01-1992		MN	Manual Note		180,000								DWELLING		09-21-2012					317	2	MEASURED			
																	10-18-2002					250	22	MAILER SENT			
																	10-15-2002					274	2	MEASURED			
																	02-10-1994					105	15	PERMIT VISIT			
																	02-17-1993					131	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				0.320		AC	7,000	1.000	0		1.00	NS	1.00			0			1.000	7,000		2,200	
Total Card Land Units								1.238		AC	Parcel Total Land Area: 1.2383				Total Land Value											169,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B+	GOOD (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	7	BRICK	Code	Description	
Exterior Wall 2	4	VINYL	101	ONE FAM	Percentage
Roof Structure	2	HIP			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	70.69	
Interior Floor 2	4	CARPET	RCN	503,287	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1992	
AC Type	03	FULL	Effective Year Built	2008	
Bedrooms	5		Depreciation Code	VG	
Full Baths	4		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %	10	
Total Rooms	9		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	1		Overall % Condition	90	
Extra Kitchen St	A	AVERAGE	RCNLD	453,000	
FBM Sqft	935		Dep % Ovr		
FBM Quality	5		Dep Ovr Comment		
Fireplaces	3		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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	192	7.48	2000	70	0.00	GD	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,870		22.64	42,337	
FFL	1ST FLOOR	1,870	1,870		113.20	211,684	
GAR	GARAGE	0	640		45.28	28,979	
HST	HALF STORY	530	1,060		56.60	59,996	
OPF	OPEN PORCH	0	14		8.09	113	
PAT	PATIO	0	577		5.69	3,283	
SFL	2ND FLOOR	1,267	1,267		113.20	143,424	
WDK	WOOD DECK	0	847		15.90	13,471	
Ttl Gross Liv / Lease Area		3,667	8,145	4,446		503,287	

