Property Location 58 TIMBER DR | Map ID 76/ 20A/ 100/ / | Bldg Name | State Use 101
Vision ID 5385 | Account # 5463 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11-04-2020 9:12:02 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
BAHREHMAND FARAMARZ				
BAHREHMAND GELAREH	TOPO WET	EASEMENT	TRAFFIC	CORNER
58 TIMBER DRIVE	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

GIS ID F_390782_2847987

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	365900	365,900
RES LAND	101	134300	134,300
RESIDNTL.	101	14300	14,300
Total		514,500	514,500

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
BAHREHMAND FARAMARZ	18052	0367	10-26-2009	U	I	1	1A
BAHREHMAND FARAMARZ,	09900	0393	06-19-1997	U	I	1	1
BAHREHMAND FARAMARZ +	07495	0280	07-06-1990	U	V	88,000	
NOEL EDWARD A	07283	0537	10-02-1989	U	I	1	1A
ABAIR NANCY G	06652	0227	10-15-1987	U	I	1	1F

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2020	101	351,300	2019	101	341,800	2018	101	356,300
	101	134,300		101	130,300		101	130,300
	101	14,300		101	14,300		101	14,300
	Total	499900		Total	486400		Total	500900

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001			101	NV

NOTES

SUB DIV #617

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	365,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	14,300
Appraised Land Value (Bldg)	134,300
Special Land Value	0
Total Appraised Parcel Value	514,500
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	514,500

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201202448	06-12-2012	38	POOL HOUSE	20,000				14X20
201201648	04-25-2012	7	REMODEL	80,000				2ND FL ADD 1 BTH,
246	08-22-2011	4	ADDITION	42,000				13X5 ADDITION INC
229	08-09-2011	11	POOL	58,000				20 X 42 INGROUND
140	06-01-1990	MN	Manual Note	245,000				RESIDENCE

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
06-28-2013			317	15	PERMIT VISIT
06-08-2012			317	15	PERMIT VISIT
06-08-2012			317	15	PERMIT VISIT
06-08-2012			317	15	PERMIT VISIT
05-18-2006			311	14	INSPECTED
05-04-2006			311	2	MEASURED
02-07-2000			247	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	RAA				40,000	SF	2.39	1.400	9	LAND	1.00	NV	1.00			0			1.000	3.35	134,000
1	101	ONE FAM	RAA				0.040	AC	7,000	1.000	0		1.00	NV	1.00			0			1.000	7,000	300
						Total Card Land Units	0.958	AC	Parcel Total Land Area:			0.9583										Total Land Value	134,300

Property Location 58 TIMBER DR | Map ID 76/ 20A/ 100/ / | Bldg Name | State Use 101
Vision ID 5385 | Account # 5463 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11-04-2020 9:12:03 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	COLONIAL
Model	01	RESIDENTIAL
Grade	B-	GOOD (-)
Stories	2.00	2 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2	8	BRICK VENR
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	2	PLASTER
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2		
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	5	
Full Baths	4	
Half Baths	0	
Extra Fixtures	3	
Total Rooms	9	
Bath Style	G	GOOD
Half Bath Style		
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft		
FBM Quality		
Fireplaces	1	
WS Flues	1	
Central Vac	1	YES
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

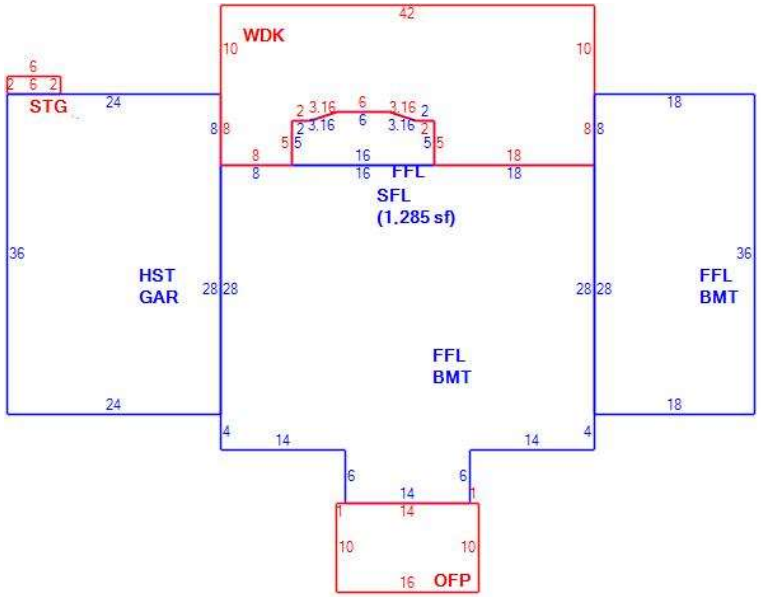
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	2.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	69.86
RCN	446,187
Net Other Adj	
Year Built	1990
Effective Year Built	2000
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	82
RCNLD	365,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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	130	7.48	2011	70	0.00	GD	A	1.00	700
2	GAZEBO			L	234	18.00	2011	70	0.00	GD	G	1.25	3,700
24	POOL HSE			L	280	40.25	2012	70	0.00	GD	G	1.25	9,900

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	2,076		18.75	38,925
FFL	1ST FLOOR	2,165	2,165		93.80	203,068
GAR	GARAGE	0	864		37.56	32,453
HST	HALF STORY	432	864		46.90	40,520
OFP	OPEN PORCH	0	160		9.38	1,501
SFL	2ND FLOOR	1,285	1,285		93.80	120,528
STG	STORAGE	0	12		39.08	469
WDK	WOOD DECK	0	667		13.08	8,723
	Ttl Gross Liv / Lease Area	3,882	8,093	4,757		446,187