Property Location 50 FORBES HILL RD | Map ID 95/ 46/ 4/ / | Bldg Name | State Use 101
Vision ID 6158 | Account # 6241 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11-04-2020 11:15:25

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
AHMED MICHAEL S				
AHMED ASHLEY E	TOPO WET	EASEMENT	TRAFFIC	CORNER
50 FORBES HILL RD	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

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#

GIS ID F_393917_2839986

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	123100	123,100
RES LAND	101	106900	106,900
Total		230,000	230,000

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
AHMED MICHAEL S	22166	0247	05-10-2018	Q	I	220,000	00
WHELIHAN MARY R	20249	0064	04-14-2014	U	I	1	1A
WHELIHAN MARY R	17365	0134	06-13-2008	U	I	1	1A
SANTANGELO ROSE M,	04616	0232	06-29-1978	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2020	101	116,600	2019	101	112,100	2018	101	103,400
	101	106,900		101	104,000		101	104,000
	Total	223500		Total	216100		Total	207400

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	MG

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	123,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	106,900
Special Land Value	0
Total Appraised Parcel Value	230,000
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	230,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201903369	12-05-2019	91	INSULATION	4,161		0		

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
06-10-2019			334	2	MEASURED
04-25-2018			333	3	MEAS+INSPCTD
06-14-2005			274	2	MEASURED
06-14-2005			274	1	LEFT NOTICE
11-22-1999			247	3	MEAS+INSPCTD
10-28-1991			181	3	MEAS+INSPCTD
10-22-1980			500	3	MEAS+INSPCTD

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				24,411	SF	3.68	1.190	7	LAND	1.00	MG	1.00			0			1.000	4.38	106,900
						Total Card Land Units	0.560	AC	Parcel Total Land Area:	0.5604												Total Land Value	106,900

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Vision ID 6158 | Account # 6241 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11-04-2020 11:15:26

CONSTRUCTION DETAIL

Element	Cd	Description
Style	19	RANCH
Model	01	RESIDENTIAL
Grade	C+	AVG. (+)
Stories	1.00	1 STORY
Foundation	1	CONCRETE
Exterior Wall 1	1	WOOD SHING
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	5	LINO/VINYL
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	2	
Full Baths	1	
Half Baths	0	
Extra Fixtures	0	
Total Rooms	5	
Bath Style	A	AVERAGE
Half Bath Style		
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft		
FBM Quality		
Fireplaces	1	
WS Flues		
Central Vac	0	NO
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

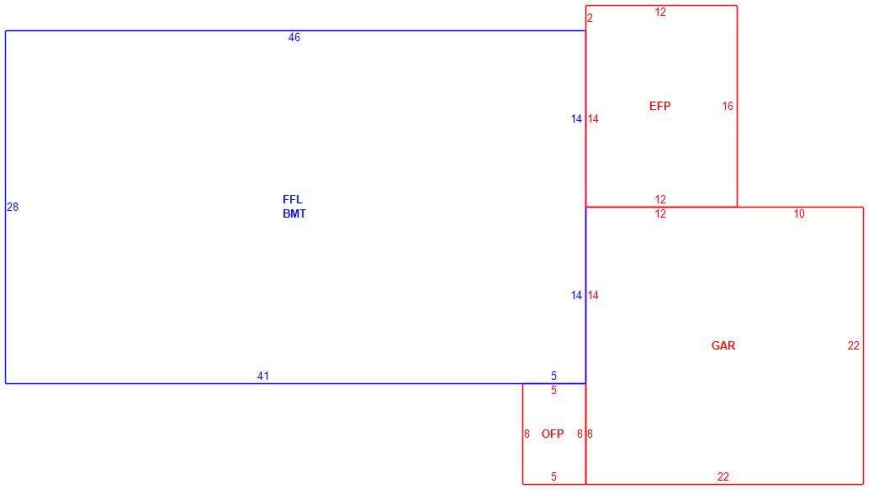
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	96.96
RCN	215,913
Net Other Adj	
Year Built	1967
Effective Year Built	1975
Depreciation Code	AV
Remodel Rating	
Year Remodeled	
Depreciation %	43
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	57
RCNLD	123,100
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

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,288		24.00	30,913
EFP	ENCL PORCH	0	192		36.20	6,949
FFL	1ST FLOOR	1,288	1,288		119.82	154,326
GAR	GARAGE	0	484		48.03	23,245
OFP	OPEN PORCH	0	40		11.98	479
	Ttl Gross Liv / Lease Area	1,288	3,292	1,802		215,913