

State Use 101
Print Date 11/9/2021 9:06:01 AM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
MAHAN JOHN F IV MAHAN SARAH 24 CAPRI DR EAST LONGMEADOW MA 01028 GIS ID F_385260_2840045												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		1056800		1,056,800											
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		193000		193,000											
				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		1,249,800		1,249,800											
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		2021	101	1,011,300	2020	101	510,700	2019	130	163,000					
				18724 0379		04-01-2011		U		V		1		1V			101	179,400		101	167,800								
				00000 0000				U				0																	
Total																1,190,700		Total		678,500		Total		163,000					
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) 1,056,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 193,000 Special Land Value 0 Total Appraised Parcel Value 1,249,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 1,249,800													
Nbhd		Nbhd Name			B			Tracing			Batch																		
0001								130			NV																		
NOTES																FY2021 PLAN 385-45 COMBINED 44-10-4 WITH 44-10-3													
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		07-05-2021		0		07-05-2021		1516 SQ FT POOL		07-05-2021		01				334		15		PERMIT VISIT	
201803260		12-06-2018		2		DWELLING		1,077,900		05-30-2019		100		11-22-2019		9969 sf INCLUDES		07-02-2020						334		15		PERMIT VISIT	
																		11-14-2019						400		25		OC VISIT	
																		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	2.58	1.750	2	LAND	1.00	NS	1.00			0			1.000	4.52		180,800				
1	101	ONE FAM		RAA				1.740	AC	7,000	1.000	0		1.00	NS	1.00			0			1.000	7,000		12,200				
Total Card Land Units								2.66	AC	Parcel Total Land Area: 2.66								Total Land Value								193,000			

Property Location 24 CAPRI DR
Vision ID 6810

Account # 6930

Map ID 44/ 10/ 3/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

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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	9	STONE	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		69.19
Interior Floor 1	3	HARDWOOD	RCN		1,067,490
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2018
Heat Type	1	FORCED H/A	Effective Year Built		2017
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	5		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		1
Extra Fixtures	4		Functional Obsol		
Total Rooms	11		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		99
Extra Kitchens			RCNLD		1,056,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac			Cost to Cure Ovr Comment		
Frame					

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	
ATC	ATTIC	278	1,110		37.28	41,384	
BMT	BASEMENT	0	4,537		29.76	135,018	
FFL	1ST FLOOR	3,002	3,002		148.86	446,884	
GAR	GARAGE	0	1,046		59.49	62,224	
HST	HALF STORY	318	636		74.43	47,338	
OPF	OPEN PORCH	0	212		14.75	3,126	
PAT	PATIO	0	351		7.63	2,680	
SFL	2ND FLOOR	2,027	2,027		148.86	301,743	
UFL	UNFIN UPPR FLOOR	0	304		89.12	27,093	
Ttl Gross Liv / Lease Area		5,625	13,225	7,171		1,067,490	

