

State Use 101
Print Date 12/12/2022 7:43:15 P

CURRENT OWNER						TOPO TYPE				UTILITY				STREET				LOCATION				CURRENT ASSESSMENT																
KHAN TALAL KHAN NIDAH T 141 OLD FARM RD EAST LONGMEADOW MA 01028 GIS ID F_384718_2844812 Mailed																						Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
						TOPO WET				EASEMENT				TRAFFIC				CORNER				RESIDNTL.		101	521600		521,600											
						DRAINAGE								VIEW				COMMUNITY				RES LAND		101	178200		178,200											
																						RESIDNTL.		101	7300		7,300											
						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		707,100		707,100																
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				2022	101	470,900		2021	101	453,000		2020	101	436,300										
						06972 0245		09-22-1988		U		I		1		1B			101	183,000			101	169,400			101	169,400										
						00000 0000				U				0					101	7,300			101	1,000			101	1,000										
																		Total		661,200		Total		623,400		Total		606,700										
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																																						
Nbhd		Nbhd Name								Tracing				Batch				APPRaised VALUE SUMMARY																				
0001										101				NS																								
NOTES																		Appraised BLDG. Value (Card)												521,600								
SUB DIV #594																		Appraised Xf (B) Value (Bldg)												0								
																		Appraised Ob (B) Value (Bldg)												7,300								
																		Appraised Land Value (Bldg)												178,200								
																		Special Land Value												0								
																		Total Appraised Parcel Value												707,100								
																		Valuation Method												C								
																		Adjustment																				
Net Total Appraised Parcel Value												707,100																										
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		07-05-2021		100		07-05-2021		18X33 ABOVE GRO		07-05-2021						334		15		PERMIT VISIT										
201902350		07-10-2019		11		POOL		45,000		06-26-2020		0				INGROUND POOL 1		06-30-2020						334		15		PERMIT VISIT										
110		05-01-1992		MN		Manual Note		180,000								DWELLING		01-24-2017						317		16		FIELDREV CHG										
																		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										
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	2.84	1.550	2	LAND	1.00	NS	1.00								1.000		4.4		176,000									
1	101	ONE FAM		RAA				0.320		AC	7,000.00	1.000	0		1.00	NS	1.00								1.000		7,000		2,200									
Total Card Land Units								1.24		AC	Parcel Total Land Area: 1.24								Total Land Value												178,200							

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	Percentage
Exterior Wall 2	4	VINYL	101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		83.26
Interior Floor 1	3	HARDWOOD	RCN		579,550
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1992
Heat Type	1	FORCED H/A	Effective Year Built		2011
AC Type	03	FULL	Depreciation Code		VG
Bedrooms	5		Remodel Rating		
Full Baths	4		Year Remodeled		
Half Baths	0		Depreciation %		10
Extra Fixtures	2		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		90
Extra Kitchens	1		RCNLD		521,600
Extra Kitchen St	A	AVERAGE	Dep % Ovr		
FBM Sqft	935		Dep Ovr Comment		
FBM Quality	5		Misc Imp Ovr		
Fireplaces	3		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	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	192	7.48	2000	70	0.00	GD	A	1.00	1,000
09	POOLA-R	OB	Outbuildi	L	594	12.08	2021	70	0.00	GD	G	1.25	6,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,870		25.78	48,210	
FFL	1ST FLOOR	1,870	1,870		128.90	241,050	
GAR	GARAGE	0	640		51.56	32,999	
HST	HALF STORY	530	1,060		64.45	68,319	
OPF	OPEN PORCH	0	14		9.21	129	
PAT	PATIO	0	577		6.48	3,738	
SFL	2ND FLOOR	1,267	1,267		128.90	163,321	
WDK	WOOD DECK	0	847		25.72	21,785	
Ttl Gross Liv / Lease Area		3,667	8,145			579,550	

