

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
MHANNA TALAL 61 COLONY DR EAST LONGMEADOW MA 01028 GIS ID F_385009_2854398												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	401000		401,000									
												RES LAND		101	123000		123,000									
				DRAINAGE				VIEW		COMMUNITY																
				SUPPLEMENTAL DATA																						
				Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates 2/20/2018 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																		
												Total		524,000		524,000										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
MHANNA TALAL OAK RIDGE CUSTOM HOME BUILDERS INC KUTA DAVID S CO TR KUTA CHRISTINE M + DAVID S,TRUSTEES				22079 0101		02-28-2018		U		I		422,500		1		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				21730 0574		06-21-2017		U		V		60,000		1V		2022		101	362,000	2021	101	347,000	2020	101	332,400	
				18656 0430		01-28-2011		U		V		1		1A				101	110,900		101	102,800		101	102,800	
				04105 0140		03-04-1975		U		I		0				Total		472,900	Total		449,800	Total		435,200		
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 Appraised BLDG. Value (Card) 401,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 123,000 Special Land Value 0 Total Appraised Parcel Value 524,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 524,000																
0001				130				MG																		
NOTES																										
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	
201802633		08-17-2018		20		WOOD STOVE		3,800		06-06-2019		100		08-23-2018		IN GARAGE		06-06-2019					400	15	PERMIT VISIT	
201701725		06-06-2017		2		DWELLING		294,036		02-27-2018		100		02-20-2018		2320SF		02-27-2018					400	25	OC VISIT	
																		12-19-2017					400	2	MEASURED	
																		06-18-2017					317	15	PERMIT VISIT	
																		10-29-1980					500	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		RA				14,143	SF	7.25	1.200	7	LAND	1.00	MG	1.00				0			1.000	8.7	123,000	
Total Card Land Units								0.32	AC	Parcel Total Land Area: 0.32								Total Land Value								123,000

Property Location 61 COLONY DR
 Vision ID 3796 Account # 3862

Map ID 48/ 17/ 111A/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 12/12/2022 8:21:43 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	0	
Grade	B-	GOOD (-)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	16	STONE VENR	101	ONE FAM	
Roof Structure	2	HIP	Percentage		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	100.49	
Interior Floor 2	4	CARPET	RCN	409,147	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2017	
AC Type	03	FULL	Effective Year Built	2019	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %	2	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	98	
Extra Kitchen St			RCNLD	401,000	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	0		Misc Imp Ovr Comment		
Central Vac	0	NO	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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	999		26.24	26,211	
FFL	1ST FLOOR	1,029	1,029		131.05	134,853	
GAR	GARAGE	0	572		52.47	30,011	
OFP	OPEN PORCH	0	32		12.29	393	
PAT	PATIO	0	320		6.55	2,097	
SFL	2ND FLOOR	1,645	1,645		131.05	215,582	
Ttl Gross Liv / Lease Area		2,674	4,597			409,147	

