

Property Location

121 COUNTRY CLUB DR

Map ID

69/ 9/ 42/ /

Bldg Name

State Use

101

Vision ID

5005

Account #

5082

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 11:24:02

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
RAHMAN MOHAMMAD M RAHMAN SYFUN 121 COUNTRY CLUB DR EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	572600	572,600												
						RES LAND	101	137700	137,700												
						RESIDNTL.	101	25100	25,100												
		DRAINAGE		VIEW	COMMUNITY																
		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#															
GIS ID F_389133_2839843						Total 735,400 735,400															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
RAHMAN MOHAMMAD M PAPPAS KATHLEEN A PAPPAS PETER J +, SOUTH MEADOWS INC BARIBEAU ROLAND J +		21376	0382	09-28-2016	Q	I	650,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		17026	0351	11-05-2007	U	I	100	1	2022	101	530,500	2021	101	509,400	2020	101	484,000				
		08409	0163	05-07-1993	U	V	62,000			101	140,000		101	129,800		101	129,800				
		06343	0440	12-30-1986	U	I	1	1B		101	25,100		101	25,100		101	25,100				
		00000	0000		U	0			Total 695,600		Total 664,300		Total 638,900								
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount										Comm Int				
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 572,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 25,100 Appraised Land Value (Bldg) 137,700 Special Land Value 0 Total Appraised Parcel Value 735,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 735,400												
Total 0.00																					
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing			Batch														
0001				101			NV														
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							
67	04-04-2002	11	POOL	18,700					01-26-2017			317	16	FIELDREV CHG							
78	04-01-1993	MN	Manual Note	250,000				DWELLING	11-18-2016			119	3	MEAS+INSPCTD							
									12-07-2006			311	14	INSPECTED							
									11-16-2006			311	2	MEASURED							
									02-13-2003			274	15	PERMIT VISIT							
									04-21-2000			250	22	MAILER SENT							
									04-20-2000			247	2	MEASURED							
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				31,665 SF	3.48	1.250	9	LAND	1.00	NV	1.00			0		1.000	4.35	137,700
Total Card Land Units							0.73	AC	Parcel Total Land Area: 0.73							Total Land Value					137,700

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	2.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2	8	BRICK VENR	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		79.96
Interior Floor 1	3	HARDWOOD	RCN		689,924
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1993
Heat Type	1	FORCED H/A	Effective Year Built		2004
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	5		Remodel Rating		
Full Baths	4		Year Remodeled		
Half Baths	1		Depreciation %		17
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		83
Extra Kitchens	0		RCNLD		572,600
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1100		Dep Ovr Comment		
FBM Quality	3		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
11	POOL I-V	OB	Outbuildi	L	800	29.00	2002	70	0.00	GD	A	1.00	16,200
23	POOL HSE			L	228	36.80	2002	70	0.00	GD	G	1.25	7,300
19	PATIO			L	450	5.75	2002	60	0.00	AV	A	1.00	1,600

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	2,237		23.79	53,227
FFL	1ST FLOOR	2,244	2,244		119.08	267,206
GAR	GARAGE	0	1,134		47.67	54,060
HST	HALF STORY	468	936		59.54	55,727
OPF	OPEN PORCH	0	60		11.91	714
PAT	PATIO	0	520		5.95	3,096
SFL	2ND FLOOR	2,110	2,110		119.08	251,250
WDK	WOOD DECK	0	194		23.94	4,644
Ttl Gross Liv / Lease Area		4,822	9,435			689,924

