

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																				
DAHDUL ADNAN DAHDUL CHRISANNE 174 SHEFFIELD AV LONGMEADOW MA 01106												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	135700		135,700															
												RES LAND		101	176600		176,600															
				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_383927_2841112												Total		312,300		312,300																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																
DAHDUL ADNAN PAPALE JOHN J FITZGERALD BRIAN S TR BELLA VISTA LAND HOLDINGS LLC BVE LLC,				24315		0265		12-20-2021		U		V		204,900		1P		Year		Code	Assessed		Year		Code	Assessed						
				23008		0395		12-19-2019		Q		V		169,900		00		2022		130	181,400		2021		130	167,800		2020		131	34,200	
				22546		0521		02-05-2019		U		V		702,500		1V																
				18724		0379		04-01-2011		U		V		1		1V																
				00000		0000				U				0																		
				Total		0.00										Total		181,400		Total		167,800		Total		34,200						
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																
Year		Code		Description		Amount		Code		Description		YEAR		Amount												Comm Int						
ASSESSING NEIGHBORHOOD																																
Nbhd		Nbhd Name				Tracing		Batch																								
0001						131		NV																								
NOTES																																
NEW- FY2013 SUB 1087 B361 P51 COMPRISED OF PARCEL 43-2-1,43-3-1,44-10-11, 44-11-0 RECHECK 6/23 OR UPON CO INSPECTION																Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value										135,700 0 0 176,600 0 312,300 C 312,300						
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				
202103470		12-28-2021		2		DWELLING		575,600		06-17-2022		25				NEW SFD- 3555 SF,		06-17-2022						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		2.84	1.550	2	LAND	1.00	NS	1.00			0			1.000	4.4	176,000				
1	101	ONE FAM		RAA						0.080		AC		7,000.00	1.000	0		1.00	NS	1.00			0			1.000	7,000	600				
Total Card Land Units										1.00		AC	Parcel Total Land Area:				1.00	Total Land Value										176,600				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B+	GOOD (+)	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			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		83.10
Interior Floor 1	3	HARDWOOD	RCN		542,739
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		2022
Heat Type	1	FORCED H/A	Effective Year Built		2021
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		0
Extra Fixtures	3		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		NC
Kitchens	1		% Complete		25
Kitchen Style	G	GOOD	Overall % Condition		25
Extra Kitchens	0		RCNLD		135,700
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	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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	3,119		23.89	74,498	
FFL	1ST FLOOR	3,119	3,119		119.39	372,372	
GAR	GARAGE	0	921		47.70	43,935	
OFP	OPEN PORCH	0	96		12.44	1,194	
SFL	2ND FLOOR	425	425		119.39	50,740	
Ttl Gross Liv / Lease Area		3,544	7,680			542,739	

