

Property Location

96 NORTH MAIN ST

Map ID

26/ 26/ 0/ /

Bldg Name

State Use

101

Vision ID

1808

Account #

1844

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/13/2023 8:55:08 P

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
KHAN AKIF A						Description	Code	Appraised	Assessed														
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	127800	127,800															
					RES LAND	101	99000	99,000															
					RESIDNTL.	101	500	500															
96 NORTH MAIN ST	DRAINAGE		VIEW	COMMUNITY																			
SUPPLEMENTAL DATA																							
EAST LONGMEADOW MA 01028		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#		Total		227,300	227,300														
GIS ID F_380423_2851633																							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
KHAN AKIF A HSBC BANK USA, SEVIGNE KIM P, CRUZ,DOMINGA FEDERAL NATIONAL,MORTGAGE ASSOCIA	18713	0578	03-24-2011	U	I	90,000	1S	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
	18705	0187	03-14-2011	U	I	109,650	1L	2023	101	117,900	2022	101	106,700	2021	101	102,800							
	13826	0383	12-09-2003	U	I	148,000			101	90,000		101	81,900		101	75,800							
	11053	0409	12-29-1999	U	I	67,500	1S		101	300		101	300		101	300							
	10780	0375	05-26-1999	U	I	88,775	1L																
Total								208,200		Total		188,900		Total		178,900							
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) 127,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 500 Appraised Land Value (Bldg) 99,000 Special Land Value 0 Total Appraised Parcel Value 227,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 227,300														
Total																							
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name		Tracing		Batch																	
0001				101		MA																	
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									
35	02-16-2005	21	SIDING	8,548				INCLUDES GUTTE FRONT PRCH;NEW ALTERATION WOOD STOVE SOLAR H/W	03-12-2018			333	2	MEASURED									
62	04-10-2000	1	PORCH	3,200					05-11-2006				311	3	MEAS+INSPCTD								
23	02-01-1989	MN	Manual Note	4,100					05-04-2006				311	13	MISSED APPT								
22	02-01-1989	MN	Manual Note	500					12-30-2005				311	15	PERMIT VISIT								
324	01-01-1985	MN	Manual Note						03-22-2004				250	22	MAILER SENT								
									10-16-2003			274	2	MEASURED									
									01-22-2001			247	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	RC				8,400 SF	13.10	1.000	5	LAND	1.00	MA	1.00			0	TRF3	0.9	1.000	11.79	99,000	
Total Card Land Units							0.19	AC	Parcel Total Land Area: 0.19							Total Land Value							99,000

Property Location 96 NORTH MAIN ST
 Vision ID 1808 Account # 1844

Map ID 26/ 26/ 0/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 11/13/2023 8:55:09 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	BUNGALOW	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	117.05	
Interior Floor 2	5	LINO/VINYL	RCN	196,621	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1922	
AC Type	03	FULL	Effective Year Built	1991	
Bedrooms	2		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol	5	
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	65	
Extra Kitchen St			RCNLD	127,800	
FBM Sqft	605		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	1		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
02	SHED/FR			L	64	12.00	2017	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		27.28	23,573	
FFL	1ST FLOOR	1,124	1,124		136.26	153,155	
GAR	GARAGE	0	264		54.71	14,443	
OFP	OPEN PORCH	0	108		13.88	1,499	
WDK	WOOD DECK	0	143		27.63	3,951	
Ttl Gross Liv / Lease Area		1,124	2,503			196,621	

