

State Use 101
Print Date 11/13/2023 9:16:59 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
HASSAN ABDALI LLC 55 WINDHAM DR EAST LONGMEADOW MA 01028 GIS ID F_381249_2849702												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	146000		146,000								
												RES LAND		101	99000		99,000								
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	200		200								
				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		245,200		245,200							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)										
HASSAN ABDALI LLC DIN MAJID OBRIEN GERALDINE A				25183 0239		10-06-2023		U		I		1		1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				21158 0129		04-29-2016		U		I		105,000		1	2023	101	134,200	2022	101	120,000	2021	101	115,300		
				05645 0149		07-03-1984		U		I		40		1		101	89,900		101	81,700		101	75,700		
																101	100		101	100		101	100		
																Total	224,200	Total	201,800	Total	191,100				
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										
Total																									
Nbhd		Nbhd Name				Tracing		Batch		Appraised BLDG. Value (Card) 146,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 200 Appraised Land Value (Bldg) 99,000 Special Land Value 0 Total Appraised Parcel Value 245,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 245,200															
0001						101		MA																	
NOTES																		ROOF COVER LOOKS LIKE PLASTIC SHINGLES							
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					
28		03-06-2000		12	REROOF		1,400						NVC		03-09-2017			317	2	MEASURED					
268		10-01-1994		MN	Manual Note		3,500						CARPORT		01-24-2017			317	16	FIELDREV CHG					
															03-22-2004			250	22	MAILER SENT					
															10-07-2003			274	2	MEASURED					
															01-22-2001			247	15	PERMIT VISIT					
															12-20-1996			200	15	PERMIT VISIT					
															12-18-1995			107	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				8,060 SF	13.64	1.000	5	LAND	1.00	MA	1.00				0 TRF2 0.9	1.000	12.28	99,000			
Total Card Land Units								0.19 AC	Parcel Total Land Area: 0.19								Total Land Value								99,000

Property Location 80 PROSPECT ST
Vision ID 1938 Account # 1974

Map ID 27/ 143/ 0/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	9	METAL		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2	8	PLYWD PANL	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	103.66	
Interior Floor 2	4	CARPET	RCN	231,800	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1890	
AC Type	01	NONE	Effective Year Built	1984	
Bedrooms	5		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	37	
Total Rooms	9		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	146,000	
FBM Sqft	634		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	32	12.00	1982	50	0.00	FR	F	0.90	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	906		24.13	21,863	
FFL	1ST FLOOR	1,164	1,164		120.79	140,602	
OFP	OPEN PORCH	0	70		12.08	846	
TQS	3/4 STORY	567	756		90.59	68,489	
Ttl Gross Liv / Lease Area		1,731	2,896			231,800	

