

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
KHAN MUHAMMAD KHURRAM KHAN AYESHA 54 TUFTS ST SPRINGFIELD MA 01108 GIS ID F_374567_2853409												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	331900		331,900																		
												RES LAND		101	84200		84,200																		
				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#						Total		416,100		416,100																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																						
KHAN MUHAMMAD KHURRAM CABAN COLEEN A CABAN,LOUIS GRANT,DOLORES M GRANT,DOLORES M				23856 0516		04-30-2021		Q	I	365,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed														
				17349 0493		06-11-2008		U	I	100		1A	2023	101	304,700	2022	101	274,700	2021	101	263,400														
				17156 0571		02-12-2008		U	I	301,000				101	76,500	2021	101	69,500			64,400														
				15831 0451		04-13-2006		U	I	1		1A																							
				15318 0347		09-07-2005		U	I	325,600																									
Total										381,200		Total		344,200		Total		327,800																	
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																																	
ASSESSING NEIGHBORHOOD																																			
Nbhd		Nbhd Name				Tracing				Batch																									
0001						101				MF																									
NOTES																																			
SUB DIV 943																																			
Appraised BLDG. Value (Card)																		331,900																	
Appraised Xf (B) Value (Bldg)																		0																	
Appraised Ob (B) Value (Bldg)																		0																	
Appraised Land Value (Bldg)																		84,200																	
Special Land Value																		0																	
Total Appraised Parcel Value																		416,100																	
Valuation Method																		C																	
Adjustment																																			
Net Total Appraised Parcel Value																		416,100																	
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												
202102865		09-21-2021		91	INSULATION		3,650				0			OC 9/2/2005		03-14-2018					333	2	MEASURED												
163		06-02-2005		2	DWELLING		150,000									09-21-2005					311	3	MEAS+INSPCTD												
																06-04-1980					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		RC				10,000 SF		11.08	0.760	3	LAND	1.00	MF	1.00			0			1.000	8.42	84,200											
Total Card Land Units																		0.23		AC	Parcel Total Land Area:		0.23		Total Land Value										84,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#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			101	ONE FAM	Percentage
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	3	HARDWOOD	Adj Base Rate		116.24
Interior Floor 2	4	CARPET	RCN		368,728
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		2004
AC Type	03	FULL	Effective Year Built		2011
Bedrooms	4		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		10
Total Rooms	8		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		90
Extra Kitchen St			RCNLD		331,900
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			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	936		28.55	26,726	
FFL	1ST FLOOR	966	966		142.92	138,059	
GAR	GARAGE	0	484		57.29	27,726	
SFL	2ND FLOOR	842	842		142.92	120,337	
TQS	3/4 STORY	363	484		107.19	51,879	
WDK	WOOD DECK	0	138		29.00	4,002	
Ttl Gross Liv / Lease Area		2,171	3,850			368,728	

