

Property Location

16 SPRING VALLEY RD

Map ID

38/ 57/ 40/ /

Bldg Name

State Use

101

Vision ID

3129

Account #

3179

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 12:53:42

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW												
EL KOBERSI MAHER M EL KOBERSI ROSEMARY ANTOUN 16 SPRING VALLEY RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed													
						RESIDNTL.	101	316300	316,300													
						RES LAND	101	149700	149,700													
						RESIDNTL.	101	2000	2,000													
		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_383980_2850144						Total 468,000 468,000																
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
EL KOBERSI MAHER M SHOUSHATARI NILOUFAR H SABADOSA,RUSSELL J & TARSA PAUL + CLAUDETTE M,		23401	0107	09-02-2020	Q	I	365,000	00	Year	Code	Assessed	Year	Code	Assessed								
		15978	0110	06-14-2006	U	I	100	1A	2023	101	294,100	2022	101	267,600								
		10342	0432	06-26-1998	U	I	179,500			101	136,500		101	122,900								
		03716	0496	08-04-1972	U	I	0			101	1,300		101	1,300								
		Total						431,900		Total		391,800		Total	371,400							
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										APPRAISED VALUE SUMMARY												
Nbhd		Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card)				316,300										
0001				101		MG		Appraised Xf (B) Value (Bldg)				0										
NOTES								Appraised Ob (B) Value (Bldg)				2,000										
								Appraised Land Value (Bldg)				149,700										
								Special Land Value				0										
								Total Appraised Parcel Value				468,000										
								Valuation Method				C										
								Adjustment														
								Net Total Appraised Parcel Value				468,000										
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								
201502133	07-10-2015	62	SOLAR	21,000	05-20-2016	100	05-20-2016	2 BAY WINDOWS IN FAM RM W/PORCH 2ND FL OVER GRG	05-20-2016			317	15	PERMIT VISIT								
201500466	03-12-2015	91	INSULATION	1,800		0			12-30-2011				317	16	FIELDREV CHG							
192	07-15-2004	25	WINDOWS	10,000					11-22-2011				316	2	MEASURED							
151	06-14-2004	4	ADDITION	75,000					01-05-2005				311	15	PERMIT VISIT							
216	07-19-2000	4	ADDITION	40,900					02-01-2001				247	15	PERMIT VISIT							
172	07-29-1999	10	SHED	1,200					11-05-1999				247	15	PERMIT VISIT							
264	11-16-1998	20	WOOD STOVE	0					03-18-1999				105	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	MULT				40,000 SF	3.12	1.200	7	LAND	1.00	MG	1.00			0		1.000	3.74	149,600	
1	101	ONE FAM	MULT				0.010 AC	7,000.00	1.000	0		1.00	MG	1.00			0		1.000	7,000	100	
Total Card Land Units							0.93 AC	Parcel Total Land Area: 0.93							Total Land Value							149,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	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	
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	99.67	
Interior Floor 2			RCN	451,830	
Heat Fuel	3	ELECTRIC	Net Other Adj		
Heat Type	6	ELECTRC BB	Year Built	1972	
AC Type	03	FULL	Effective Year Built	1991	
Bedrooms	5		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %	30	
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	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	316,300	
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
02	SHED/FR			L	192	12.00	1999	70	0.00	GD	G	1.25	2,000
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1991	70	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,450		24.10	34,951	
EFB	ENCL PORCH	0	378		60.26	22,778	
FFL	1ST FLOOR	1,666	1,666		120.52	200,786	
GAR	GARAGE	0	628		48.17	30,251	
OPF	OPEN PORCH	0	48		12.55	603	
PAT	PATIO	0	435		6.10	2,651	
SFL	2ND FLOOR	1,310	1,310		120.52	157,881	
WDK	WOOD DECK	0	80		24.10	1,928	
Ttl Gross Liv / Lease Area		2,976	5,995			451,830	

