Property Location 79 OLD FARM RD | Map ID 42/ 37/ 21/ / | Bldg Name | State Use 101
Vision ID 3566 | Account # 3623 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/14/2023 2:07:48 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
SHAFII REZA M TR				
SHAFII JENNIFER R TR	TOPO WET	EASEMENT	TRAFFIC	CORNER
79 OLD FARM RD	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

GIS ID F_385290_2843924

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	511300	511,300
RES LAND	101	194300	194,300
RESIDNTL.	101	6500	6,500
Total		712,100	712,100

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
SHAFII REZA M TR	22706	0477	06-13-2019	U	I	1	1A
SHAFIL REZA	22121	0394	04-06-2018	U	I	375,000	1
GRANT HARVEY M	12619	0507	10-04-2002	U	V	469,500	
HARVEY ROBERT N +,	08168	0599	09-15-1992	U	V	68,000	
WARD JOSEPH E ETAL D/B/A	06972	0245	09-22-1988	U	I	1	1B

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2023	101	473,000	2022	101	438,400	2021	101	385,200
	101	176,700		101	181,500		101	167,900
	101	4,500		101	4,500		101	600
	Total	654,200		Total	624,400		Total	553,700

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	NS

NOTES

SUB DIV #594

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	511,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	6,500
Appraised Land Value (Bldg)	194,300
Special Land Value	0
Total Appraised Parcel Value	712,100
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	712,100

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
202002503	09-10-2020	MN	Manual Note	19,000	09-16-2020	100	05-20-2022	NVC=RETAINING W
201803053	10-26-2018	4	ADDITION	185,000	09-16-2020	100	09-16-2020	ADD 150 SF & ALTE
24	03-06-2003	7	REMODEL	20,000				
209	07-01-1993	MN	Manual Note	250,000				DWELLING

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
07-06-2021			334	15	PERMIT VISIT
06-30-2020			334	15	PERMIT VISIT
05-28-2019			334	15	PERMIT VISIT
01-11-2013			317	2	MEASURED
02-02-2004			311	15	PERMIT VISIT
10-10-2002			274	3	MEAS+INSPCTD
03-06-1995			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	RAA				40,000	SF	3.12	1.550	2	LAND	1.00	NS	1.00			0			1.000	4.84	193,600
1	101	ONE FAM	RAA				0.100	AC	7,000.00	1.000	0		1.00	NS	1.00			0			1.000	7,000	700
						Total Card Land Units	1.02	AC	Parcel Total Land Area:	1.02												Total Land Value	194,300

Property Location 79 OLD FARM RD | Map ID 42/ 37/ 21/ / | Bldg Name | State Use 101
Vision ID 3566 | Account # 3623 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/14/2023 2:07:49 A

CONSTRUCTION DETAIL

Element	Cd	Description
Style	09	CONTEMPORY
Model	01	RESIDENTIAL
Grade	B+	GOOD (+)
Stories	1.00	1 STORY
Foundation	1	CONCRETE
Exterior Wall 1	26	WOOD
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	6	CERAMIC TL
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	2	
Full Baths	4	
Half Baths	1	
Extra Fixtures	3	
Total Rooms	5	
Bath Style	G	GOOD
Half Bath Style	G	GOOD
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	2000	
FBM Quality	5	
Fireplaces	2	
WS Flues		
Central Vac	1	YES
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

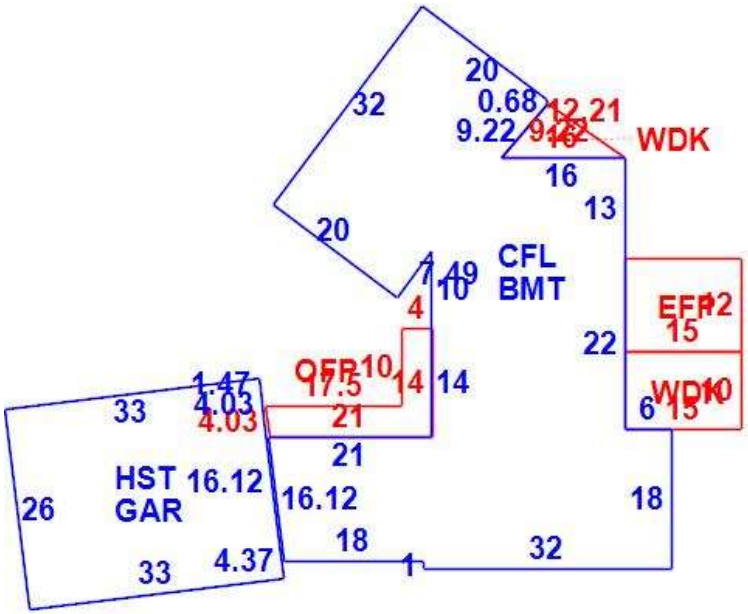
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	93.51
RCN	568,125
Net Other Adj	
Year Built	1993
Effective Year Built	2011
Depreciation Code	VG
Remodel Rating	04
Year Remodeled	2018
Depreciation %	10
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	90
RCNLD	511,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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	144	12.00	2003	60	0.00	AV	A	1.00	1,000
19	PATIO			L	425	8.00	2020	70	0.00	GD	G	1.25	3,000
19	PATIO			L	360	8.00	2020	70	0.00	GD	G	1.25	2,500

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	2,343		29.94	70,156
CFL	CATHEDRAL CE	2,343	2,343		154.05	360,949
EFP	ENCL PORCH	0	180		74.79	13,463
GAR	GARAGE	0	858		59.80	51,308
HST	HALF STORY	429	858		74.79	64,172
OFP	OPEN PORCH	0	125		15.56	1,945
WDK	WOOD DECK	0	206		29.77	6,133
	Ttl Gross Liv / Lease Area	2,772	6,913			568,125