

State Use 101
Print Date 11/14/2023 8:59:59 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
ZOBANI MOHAMAD YZED AED AL 56 SCHUYLER DR EAST LONGMEADOW MA 01028 GIS ID F_375317_2845742												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		213700		213,700																	
												RES LAND		101		109000		109,000																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		500		500																	
				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		323,200		323,200																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
ZOBANI MOHAMAD YZED AED AL TERNORUTSKY LEO BENTON ASSOCIATES INC				24240		0185		11-10-2021		Q		I		325,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				08925		0419		08-26-1994		U		I		123,768				2023		101		198,700		2022		101		179,300		2021		101		171,200	
				00000		0000				U				0						101		99,100				101		90,100		101		83,400			
																				101		300				101		300		101		300			
																		Total				298,100		Total		269,700		Total		254,900					
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																			
Year		Code		Description		Amount		Code		Description		YEAR		Amount												Comm Int									
Total																																			
ASSESSING NEIGHBORHOOD																Appraised BLDG. Value (Card) 213,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 500 Appraised Land Value (Bldg) 109,000 Special Land Value 0 Total Appraised Parcel Value 323,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 323,200																			
Nbhd				Nbhd Name				Tracing				Batch																							
0001								101				NF																							
NOTES																SUB DIV #718																			
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							
B-23-637		09-08-2023		62		SOLAR		10,536				0				20 PANEL		01-04-2016		02				317		14		INSPECTED							
B-23-639		09-07-2023		12		REROOF		8,711				0						12-04-2015						317		2		MEASURED							
6		01-20-1998		7		REMODEL		5,000										05-25-2004						319		14		INSPECTED							
165		06-01-1994		MN		Manual Note		61,500								DWELLING		04-05-2004						250		22		MAILER SENT							
																		03-26-2004						311		2		MEASURED							
																		01-20-1999						105		14		INSPECTED							
																		01-13-1995						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		RA				6,098	SF	17.87	1.000	4	LAND	1.00	NF	1.00				0			1.000	17.87	109,000										
Total Card Land Units																0.14		AC	Parcel Total Land Area: 0.14				Total Land Value										109,000		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#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	3	HARDWOOD	Adj Base Rate	139.84	
Interior Floor 2			RCN	237,465	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1994	
AC Type	03	FULL	Effective Year Built	2011	
Bedrooms	3		Depreciation Code	VG	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	10	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	90	
Extra Kitchen St			RCNLD	213,700	
FBM Sqft	623		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		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	64	12.00	2002	70	0.00	GD	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	660		32.07	21,165	
FFL	1ST FLOOR	660	660		160.34	105,825	
SFL	2ND FLOOR	660	660		160.34	105,825	
WDK	WOOD DECK	0	144		32.29	4,650	
Ttl Gross Liv / Lease Area		1,320	2,124			237,465	

