

State Use 101
Print Date 11/14/2023 1:03:41 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																		
PATEL GLANEE D PATEL DINESH T 851 EAST COLUMBUS AV SPRINGFIELD MA 01105 GIS ID F_386687_2840884												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		1101800		1,101,800												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		213800		213,800												
				SUPPLEMENTAL DATA																										
				Alt Prcl ID SP Permit Chapter Land OC Dates 12/19/2014 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		1,315,600		1,315,600												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																	
PATEL GLANEE D PATEL GLANEE, FAVORITA REALTY LLC,C/O KANE MICHAEL MCMAHON GARY D				19973 0026		08-15-2013		U	I	1		1A	Year	Code	Assessed		Year	Code	Assessed		Year	Code	Assessed							
				19481 0175		10-04-2012		U	V	250,000		1	2023	101	1,029,900		2022	101	946,700		2021	101	911,600							
				10691 0050		03-19-1999		U	V	1		1		101	196,200			101	201,000			101	187,400							
				00000 0000				U		0																				
													Total		1,226,100		Total		1,147,700		Total		1,099,000							
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														APPRaised VALUE SUMMARY												
																		Appraised BLDG. Value (Card)										1,064,200		
																		Appraised Xf (B) Value (Bldg)										37,600		
																		Appraised Ob (B) Value (Bldg)										0		
																		Appraised Land Value (Bldg)										213,800		
																		Special Land Value										0		
																		Total Appraised Parcel Value										1,315,600		
																		Valuation Method										C		
																		Adjustment												
																		Net Total Appraised Parcel Value										1,315,600		
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		
201203256		01-18-2013		2		DWELLING		475,000		12-23-2014		100		12-19-2014		OC 12/19/2014		02-12-2016 12-23-2014 06-13-2014 04-11-2014 07-05-2013 05-29-2013		01				250 400 317 317 317 105		14 25 15 15 15 2		INSPECTED OC VISIT PERMIT VISIT PERMIT VISIT PERMIT VISIT MEASURED		
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				2.880		AC	7,000.00	1.000	0		1.00	FA	1.00			0			1.000		7,000		20,200			
Total Card Land Units								3.80		AC	Parcel Total Land Area: 3.80				Total Land Value														213,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	A	VERY GOOD	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	16	STONE VENR	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	86.22	
Interior Floor 1	6	CERAMIC TL	RCN	1,132,104	
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built	2013	
Heat Type	1	FORCED H/A	Effective Year Built	2015	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	5		Remodel Rating		
Full Baths	5		Year Remodeled		
Half Baths	1		Depreciation %	6	
Extra Fixtures	3		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	V	V GOOD	Overall % Condition	94	
Extra Kitchens	0		RCNLD	1,064,200	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	3000		Dep Ovr Comment		
FBM Quality	5		Misc Imp Ovr		
Fireplaces	2		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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
ELV	ELEVATOR-		Extra Fea	B	1	40000.00	2015	94	1.00	00	A	1.00	37,600
GEN	GENERATO			B	1	1.00	2015	94	1.00	00	V	1.50	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	3,332		33.17	110,506	
CFL	CATHEDRAL CE	1,173	1,173		170.88	200,437	
FFL	1ST FLOOR	2,159	2,159		165.92	358,231	
GAR	GARAGE	0	936		66.30	62,056	
OPF	OPEN PORCH	0	186		16.95	3,153	
SFL	2ND FLOOR	2,307	2,307		165.92	382,788	
WDK	WOOD DECK	0	448		33.33	14,933	
Ttl Gross Liv / Lease Area		5,639	10,541			1,132,104	

