

State Use 101
Print Date 11/14/2023 2:02:19 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW						
MAHAN JOHN F IV MAHAN SARAH 24 CAPRI DR EAST LONGMEADOW MA 01028 GIS ID F_385260_2840045				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description RESIDENTL. RES LAND		Code 101 101		Appraised 1155500 205800		Assessed 1,155,500 205,800								
				DRAINAGE				VIEW		COMMUNITY																
				SUPPLEMENTAL DATA																						
Alt Prcl ID SP Permit Chapter Land OC Dates 11/22/2019 In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		1,361,300		1,361,300										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
MAHAN JOHN F IV KENT PECOY + SONS CONSTRUCTION INC BELLA VISTA LAND HOLDINGS LLC BVE LLC,				22462		0294		11-29-2018		U		V		150,000		1P		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				22462		0286		11-29-2018		U		V		1		1		2023	101	1,057,200	2022	101	1,056,800	2021	101	1,011,300
				18724		0379		04-01-2011		U		V		1		1V			101	188,200		101	193,000		101	179,400
				00000		0000				U				0				Total	1,245,400	Total	1,249,800	Total	1,190,700			
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									130			NV														
NOTES																		Appraised BLDG. Value (Card) 1,155,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 205,800 Special Land Value 0 Total Appraised Parcel Value 1,361,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 1,361,300								
FY2021 PLAN 385-45 COMBINED 44-10-4 WITH 44-10-3																										
BUILDING PERMIT RECORD																										
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments										
201902787		09-01-2019		38		POOL HOUSE		24,000		07-05-2021		0		07-05-2021		1516 SQ FT POOL										
201803260		12-06-2018		2		DWELLING		1,077,900		05-30-2019		100		11-22-2019		9969 sf INCLUDES										
LAND LINE VALUATION SECTION																		VISIT / CHANGE HISTORY								
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	1.00	NS	1.00			0		1.000	4.84	193,600			
1	101	ONE FAM		RAA				1.740		AC	7,000.00	1.000	0	1.00	NS	1.00			0		1.000	7,000	12,200			
Total Card Land Units								2.66		AC	Parcel Total Land Area: 2.66								Total Land Value				205,800			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	0	
Grade	A+	EXCELLENT	#Heat Sys	1.00	
Stories	2.50	2 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2	9	STONE	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	2	SLATE			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		85.66
Interior Floor 1	3	HARDWOOD	RCN		1,179,039
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2018
Heat Type	1	FORCED H/A	Effective Year Built		2019
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	5		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		2
Extra Fixtures	4		Functional Obsol		
Total Rooms	11		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		98
Extra Kitchens	0		RCNLD		1,155,500
Extra Kitchen St	N	NONE	Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues	0		Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

[illegible]

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
ATC	ATTIC	278	1,110		41.18	45,708
BMT	BASEMENT	0	4,537		32.87	149,127
FFL	1ST FLOOR	3,002	3,002		164.42	493,582
GAR	GARAGE	0	1,046		65.70	68,727
HST	HALF STORY	318	636		82.21	52,285
OFP	OPEN PORCH	0	212		16.29	3,453
PAT	PATIO	0	351		8.43	2,960
SFL	2ND FLOOR	2,027	2,027		164.42	333,275
UFL	UNFIN UPPR FLOOR	0	304		98.43	29,924
	Ttl Gross Liv / Lease Area	5,625	13,225			1,179,039

