

State Use 101
Print Date 11/20/2024 12:34:12

CURRENT OWNER				TOPO TYPE			UTILITY		STREET		LOCATION			CURRENT ASSESSMENT															
HASSAN ABDALI LLC 55 WINDHAM DR EAST LONGMEADOW MA 01028 GIS ID F_381249_2849702														Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET			EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	157900		157,900											
				DRAINAGE					VIEW		COMMUNITY		RES LAND		101	99000		99,000											
													RESIDENTL.		101	200		200											
				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										257,100		257,100							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																
HASSAN ABDALI LLC DIN MAJID OBRIEN GERALDINE A				25183	0239	10-06-2023		U	I	1		1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
				21158	0129	04-29-2016		U	I	105,000		1	2024	101	146,000	2023	101	134,200	2022	101	120,000								
				05645	0149	07-03-1984	U	I	40	1	101	99,000		101	89,900		101	81,700											
											101	200		101	100		101	100											
Total												245,200		Total		224,200		Total		201,800									
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 Appraised BLDG. Value (Card) 157,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 200 Appraised Land Value (Bldg) 99,000 Special Land Value 0 Total Appraised Parcel Value 257,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 257,100																	
Nbhd		Nbhd Name				Tracing				Batch																			
0001						101				MA																			
NOTES																													
ROOF COVER LOOKS LIKE PLASTIC SHINGLES																													
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						
28		03-06-2000		12	REROOF		1,400							NVC		03-09-2017					317	2	MEASURED						
268		10-01-1994		MN	Manual Note		3,500							CARPORT		01-24-2017					317	16	FIELDREV CHG						
																03-22-2004					250	22	MAILER SENT						
																10-07-2003					274	2	MEASURED						
																01-22-2001					247	15	PERMIT VISIT						
																12-20-1996					200	15	PERMIT VISIT						
																12-18-1995					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		RC				8,060		SF	13.64	1.000	5	LAND	1.00	MA	1.00				0	TRF2	0.9	1.000	12.28		99,000		
Total Card Land Units								0.19		AC	Parcel Total Land Area: 0.19								Total Land Value										99,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor		
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	9	METAL		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2	8	PLYWD PANL	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	113.44	
Interior Floor 2	4	CARPET	RCN	250,567	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1890	
AC Type	01	NONE	Effective Year Built	1984	
Bedrooms	5		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	37	
Total Rooms	9		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	157,900	
FBM Sqft	634		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		Cost to Cure Ovr		
WS Flues	1		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	32	12.00	1982	50	0.00	FR	F	0.90	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	906		26.09	23,633	
FFL	1ST FLOOR	1,164	1,164		130.57	151,985	
OFP	OPEN PORCH	0	70		13.06	914	
TQS	3/4 STORY	567	756		97.93	74,034	
Ttl Gross Liv / Lease Area		1,731	2,896			250,567	

