

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
ABDELMASEH NATHAN E ABDELMASEH MICHAEL E 49 GERRARD AVE EAST LONGMEADOW MA 01028 GIS ID F_375297_2855144												Description		Code	Appraised			Assessed			1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	165900			165,900									
												RES LAND		101	85100			85,100									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1500			1,500									
				SUPPLEMENTAL DATA																							
				Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																	
										Total						252,500			252,500								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
ABDELMASEH NATHAN E VILA,GILSON VILA GILSON + RENEE A, JOHNSON RICHARD R HEIRS +				17848 0249 12250 0118 10055 0047 01974 0292		06-13-2009 03-28-2002 10-31-1997 12-31-1948		U U U U		I I I I		155,000 100 78,000 0		1V 1 1		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed
																2024		101	135,100	2023		101	123,500	2022		101	111,000
																		101	85,100			101	77,400			101	70,400
																		101	1,500			101	900			101	900
												Total		221,700		Total		201,800		Total		182,300					
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								101				MF															
NOTES																											

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	0	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		154.92
Interior Floor 1	3	HARDWOOD	RCN		237,036
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1948
Heat Type	1	FORCED H/A	Effective Year Built		1991
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	N	NONE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		165,900
Extra Kitchen St	N	NONE	Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	0		Cost to Cure Ovr Comment		
WS Flues	0				

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	2000	60	0.00	AV	A	1.00	1,000
02	SHED/FR			L	64	12.00	2000	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	814		33.19	27,019	
FFL	1ST FLOOR	814	814		165.76	134,928	
HST	HALF STORY	407	814		82.88	67,464	
PAT	PATIO	0	918		8.31	7,625	
Ttl Gross Liv / Lease Area		1,221	3,360			237,036	

