Property Location 61 COLONY DR | Map ID 48/ 17/ 111A/ / | Bldg Name | State Use 101
Vision ID 3796 | Account # 3862 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/22/2024 8:40:38 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
MHANNA TALAL				
	TOPO WET	EASEMENT	TRAFFIC	CORNER
61 COLONY DR				
	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

GIS ID F_385009_2854398

SUPPLEMENTAL DATA

Alt Prcl ID		Received	
SP Permit	HO:HO	NIA	
Chapter Land		Field 8	
OC Dates	2/20/2018	Field 9	
In+Ex FY		Field 10	
Mailed		Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	468000	468,000
RES LAND	101	135500	135,500
Total		603,500	603,500

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
MHANNA TALAL	22079	0101	02-28-2018	U	I	422,500	1
OAK RIDGE CUSTOM HOME BUILDERS INC	21730	0574	06-21-2017	U	V	60,000	1V
KUTA DAVID S CO TR	18656	0430	01-28-2011	U	V	1	1A
KUTA CHRISTINE M + DAVID S,TRUSTEES	04105	0140	03-04-1975	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	101	432,400	2023	101	401,000	2022	101	362,000
	101	135,500		101	123,000		101	110,900
	Total	567,900		Total	524,000		Total	472,900

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			130	MG

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	468,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	135,500
Special Land Value	0
Total Appraised Parcel Value	603,500
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	603,500

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
201802633	08-17-2018	20	WOOD STOVE	3,800	06-06-2019	100	08-23-2018	IN GARAGE
201701725	06-06-2017	2	DWELLING	294,036	02-27-2018	100	02-20-2018	2320SF

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
06-06-2019			400	15	PERMIT VISIT
02-27-2018			400	25	OC VISIT
12-19-2017			400	2	MEASURED
06-18-2017			317	15	PERMIT VISIT
10-29-1980			500	14	INSPECTED

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				14,143	SF	7.98	1.200	7	LAND	1.00	MG	1.00			0			1.000	9.58	135,500
						Total Card Land Units	0.32	AC	Parcel Total Land Area:			0.32										Total Land Value	135,500

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	COLONIAL
Model	01	RESIDENTIAL
Grade	B-	GOOD (-)
Stories	2.00	2 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2	16	STONE VENR
Roof Structure	2	HIP
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	4	CARPET
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	4	
Full Baths	2	
Half Baths	1	
Extra Fixtures	3	
Total Rooms	7	
Bath Style	G	GOOD
Half Bath Style	G	GOOD
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft		
FBM Quality		
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues	0	

CONSTRUCTION DETAIL (CONTINUED)

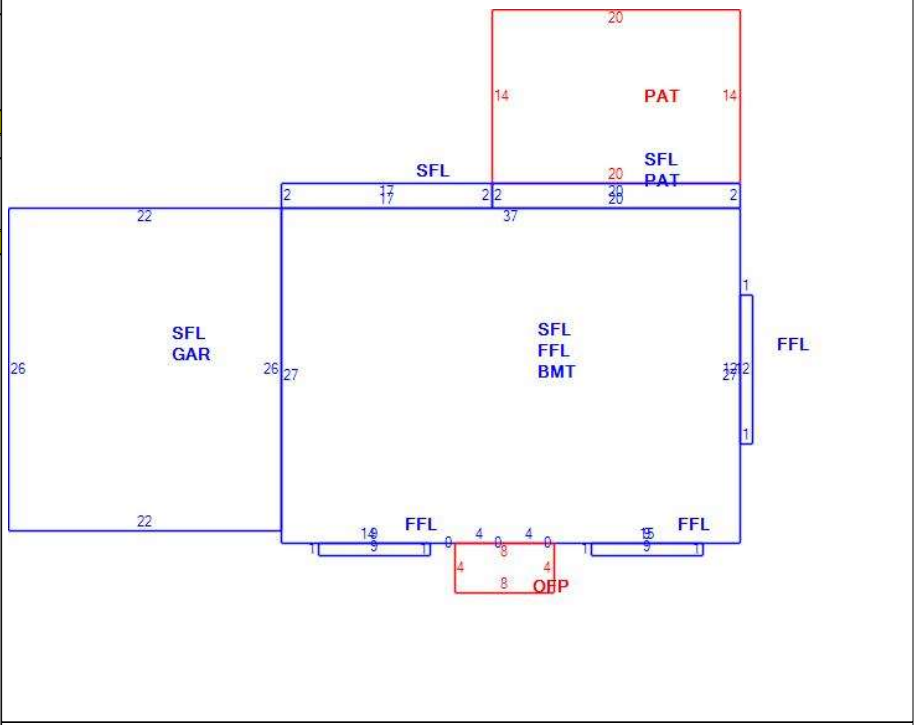
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage	0	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	120.92
RCN	482,497
Net Other Adj	
Year Built	2017
Effective Year Built	2018
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	3
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	97
RCNLD	468,000
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	999		30.94	30,909
FFL	1ST FLOOR	1,029	1,029		154.55	159,029
GAR	GARAGE	0	572		61.87	35,391
OFP	OPEN PORCH	0	32		14.49	464
PAT	PATIO	0	320		7.73	2,473
SFL	2ND FLOOR	1,645	1,645		154.55	254,230
	Ttl Gross Liv / Lease Area	2,674	4,597			482,497