

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW						
ODHIAMBO FREDRICK O LUGALIA HELLEN B 141 SOUTH BROOK RD EAST LONGMEADOW MA 01028 GIS ID F_388409_2840499 Mailed												Description		Code	Appraised		Assessed									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	573000		573,000									
												RES LAND		101	157300		157,300									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	25000		25,000									
				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		755,300		755,300												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
ODHIAMBO FREDRICK O PATEL HARISH S PATEL,HARISH S ROBBINS MARY LOU + ROBBINS, SOUTH MEADOWS INC				21444	0539	11-14-2016		Q	I		520,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				10752	0077	05-04-1999		U	I		100		1A		2024	101	531,300	2023	101	495,300	2022	101	452,600			
				BK-10	0000	12-11-1997		U	I		377,500					101	157,300		101	143,300		101	145,700			
				09382	0374	02-05-1996		U	V		55,000					101	25,000		101	16,500						
				06343	0440	12-30-1986		U	I		1		1B		Total		713,600	Total		655,100	Total		598,300			
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description			Amount		Code	Description			YEAR	Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 573,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 25,000 Appraised Land Value (Bldg) 157,300 Special Land Value 0 Total Appraised Parcel Value 755,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 755,300										
Total																										
ASSESSING NEIGHBORHOOD																										
Nbhd		Nbhd Name						Tracing			Batch															
0001								101			NV															
NOTES																										
SUB DIV #588,589																										
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	
B-23-356		05-12-2023		62		SOLAR		28,200		06-09-2023		100		06-09-2023		AB POOL 21 x 52 DWELLING		06-09-2023					400	15	PERMIT VISIT	
202102873		09-22-2021		11		POOL		14,266		06-21-2022		100		06-21-2022				06-21-2022					334	15	PERMIT VISIT	
123		06-17-1997		MN		Manual Note		241,000										01-26-2017					317	16	FIELDREV CHG	
																		02-20-2009					317	14	INSPECTED	
																		10-17-2008					317	2	MEASURED	
																		04-04-2002					274	14	INSPECTED	
																03-22-2002					250	22	MAILER SENT			
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		MULT				40,000	SF	3.12	1.250	9	LAND	1.00	NV	1.00				0			1.000	3.9	156,000	
1	101	ONE FAM		MULT				0.190	AC	7,000.00	1.000	0		1.00	NV	1.00				0			1.000	7,000	1,300	
Total Card Land Units								1.11	AC	Parcel Total Land Area: 1.11				Total Land Value										157,300		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	B+	GOOD (+)	Bsmt Garage		
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	
Roof Structure	2	HIP		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	99.87	
Interior Floor 2	6	CERAMIC TL	RCN	674,156	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1997	
AC Type	03	FULL	Effective Year Built	2006	
Bedrooms	5		Depreciation Code	GD	
Full Baths	4		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %	15	
Total Rooms	9		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	85	
Extra Kitchen St			RCNLD	573,000	
FBM Sqft	1000		Dep % Ovr		
FBM Quality	5		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues			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
07	POOL A-C	OB	Outbuildi	L	21	69.00	2022	70	0.00	GD	G	1.25	1,300
21	PAVILLION/C	OB	Outbuildi	L	144	20.00	2022	70	0.00	GD	G	1.25	2,500
22	WOOD DK			L	1,84	15.00	2022	70	0.00	GD	A	1.00	19,300
19	PATIO			L	338	8.00	2022	70	0.00	GD	A	1.00	1,900
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2023	85	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,800		29.43	52,967	
FFL	1ST FLOOR	1,800	1,800		147.13	264,837	
GAR	GARAGE	0	884		58.92	52,085	
SFL	2ND FLOOR	2,068	2,068		147.13	304,268	
Ttl Gross Liv / Lease Area		3,868	6,552			674,156	

