

State Use 101
Print Date 11/22/2024 12:42:59

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																													
BAHREHMAND FARAMARZ BAHREHMAND GELAREH 58 TIMBER DRIVE EAST LONGMEADOW MA 01028 GIS ID F_390782_2847987												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																					
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		494400		494,400																							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		156300		156,300																							
																15100		15,100																							
				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		665,800		665,800																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
BAHREHMAND FARAMARZ BAHREHMAND FARAMARZ, BAHREHMAND FARAMARZ + NOEL EDWARD A ABAIR NANCY G				18052 0367		10-26-2009		U		I		1		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed									
				09900 0393		06-19-1997		U		I		1		1		2024		101		457,000		2023		101		424,800		2022		101		381,500									
				07495 0280		07-06-1990		U		V		88,000						101		156,300				101		142,300				101		144,700									
				07283 0537		10-02-1989		U		I		1		1A				101		15,100				101		14,300				101		14,300									
				06652 0227		10-15-1987		U		I		1		1F																											
				Total												Total		628,400		Total		581,400		Total		540,500															
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 BLDG. Value (Card) 494,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 15,100 Appraised Land Value (Bldg) 156,300 Special Land Value 0 Total Appraised Parcel Value 665,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 665,800																							
Nbhd		Nbhd Name				Tracing		Batch																																	
0001						101		NV																																	
NOTES																		SUB DIV #617																							
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													
201202448		06-12-2012		38		POOL HOUSE		20,000								14X20		11-29-2021						334		2		MEASURED													
201201648		04-25-2012		7		REMODEL		80,000								2ND FL ADD 1 BTH,		06-28-2013						317		15		PERMIT VISIT													
246		08-22-2011		4		ADDITION		42,000								13X5 ADDITION INC		06-08-2012						317		15		PERMIT VISIT													
229		08-09-2011		11		POOL		58,000								20 X 42 INGROUND		06-08-2012						317		15		PERMIT VISIT													
140		06-01-1990		MN		Manual Note		245,000								RESIDENCE		06-08-2012						317		15		PERMIT VISIT													
																		05-18-2006						311		14		INSPECTED													
																		05-04-2006						311		2		MEASURED													
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		RAA								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		RAA								0.040		AC		7,000.00		1.000		0		LAND		1.00		NV		1.00				0		1.000		7,000		300	
														Total Card Land Units 0.96 AC Parcel Total Land Area: 0.96														Total Land Value 156,300													

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	1	YES
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	Percentage
Exterior Wall 2	8	BRICK VENR	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		99.04
Interior Floor 1	3	HARDWOOD	RCN		610,373
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1990
Heat Type	1	FORCED H/A	Effective Year Built		2002
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	5		Remodel Rating		
Full Baths	4		Year Remodeled		
Half Baths	0		Depreciation %		19
Extra Fixtures	3		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		81
Extra Kitchens	0		RCNLD		494,400
Extra Kitchen St			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	1		Cost to Cure Ovr Comment		
WS Flues	1				

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	130	12.00	2011	70	0.00	GD	A	1.00	1,100
2	GAZEBO			L	234	20.00	2011	70	0.00	GD	G	1.25	4,100
24	POOL HSE			L	280	40.25	2012	70	0.00	GD	G	1.25	9,900
GEN	GENERATO			B	1	0.00		81	1.00	AV	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,076		25.44	52,805	
FFL	1ST FLOOR	2,165	2,165		127.24	275,476	
GAR	GARAGE	0	864		50.96	44,025	
HST	HALF STORY	432	864		63.62	54,968	
OPF	OPEN PORCH	0	160		12.72	2,036	
SFL	2ND FLOOR	1,285	1,285		127.24	163,504	
STG	STORAGE	0	12		53.02	636	
WDK	WOOD DECK	0	667		25.37	16,923	
Ttl Gross Liv / Lease Area		3,882	8,093			610,373	

