

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
MAHAN JOHN F IV MAHAN SARAH 24 CAPRI DR EAST LONGMEADOW MA 01028												Description RESIDNTL. RES LAND		Code 101 101		Appraised 1241100 205800		Assessed 1,241,100 205,800		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER																			
				DRAINAGE				VIEW		COMMUNITY																			
				SUPPLEMENTAL DATA																									
GIS ID F_385260_2840045				Mailed				Alt Prcl ID SP Permit Chapter Land OC Dates 11/22/2019 In+Ex FY Assoc Pid#				Received NIA Field 8 Field 9 Field 10																	
Total												1,446,900		1,446,900															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
MAHAN JOHN F IV KENT PECOY + SONS CONSTRUCTION INC BELLA VISTA LAND HOLDINGS LLC BVE LLC,				22462 0294		11-29-2018		U		V		150,000		1P		Year		Code		Assessed		Year		Code		Assessed			
				22462 0286		11-29-2018		U		V		1		1		2024		101		1,155,500		2023		101		1,057,200			
				18724 0379		04-01-2011		U		V		1		1V				101		205,800				101		188,200			
				00000 0000				U				0				Total				1,361,300		Total				1,245,400			
Total												1,361,300		Total		1,245,400		Total		1,249,800									
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																													
Nbhd		Nbhd Name				Tracing		Batch																					
0001						130		NV																					
NOTES																													
FY2021 PLAN 385-45 COMBINED 44-10-4 WITH 44-10-3																													
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	
201902787		09-01-2019		38		POOL HOUSE		24,000		07-05-2021		0		07-05-2021		1516 SQ FT POOL		07-05-2021		01				334		15		PERMIT VISIT	
201803260		12-06-2018		2		DWELLING		1,077,900		05-30-2019		100		11-22-2019		9969 sf INCLUDES		07-02-2020						334		15		PERMIT VISIT	
																		11-14-2019						400		25		OC VISIT	
																		06-27-2019						400		15		PERMIT VISIT	
																		05-30-2019						334		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		RAA				40,000		SF		3.12	1.550	2	LAND	1.00	NS	1.00			0				1.000	4.84	193,600		
1	101	ONE FAM		RAA				1.740		AC		7,000.00	1.000	0		1.00	NS	1.00			0				1.000	7,000	12,200		
Total Card Land Units								2.66		AC		Parcel Total Land Area:		2.66		Total Land Value										205,800			

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	A+	EXCELLENT	Bsmt Garage	0	
Stories	2.50	2 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	9	STONE	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	2	SLATE			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		93.57
Interior Floor 1	3	HARDWOOD	RCN		1,279,438
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2018
Heat Type	1	FORCED H/A	Effective Year Built		2018
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	5		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		3
Extra Fixtures	4		Functional Obsol		
Total Rooms	11		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		97
Extra Kitchens	0		RCNLD		1,241,100
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	1		Cost to Cure Ovr Comment		
WS Flues	0				

[illegible]

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
ATC	ATTIC	278	1,110		44.68	49,600
BMT	BASEMENT	0	4,537		35.67	161,825
FFL	1ST FLOOR	3,002	3,002		178.42	535,612
GAR	GARAGE	0	1,046		71.30	74,579
HST	HALF STORY	318	636		89.21	56,737
OPF	OPEN PORCH	0	212		17.67	3,747
PAT	PATIO	0	351		9.15	3,212
SFL	2ND FLOOR	2,027	2,027		178.42	361,654
UFL	UNFIN UPPR FLOOR	0	304		106.82	32,472
Ttl Gross Liv / Lease Area		5,625	13,225			1,279,438

