

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT								1006 EAST LONGMEADOW																
GHAZALI EBRAHIM N GHAZALI PATRICIA 19 POWDER HILL RD EAST LONGMEADOW MA 01028 GIS ID F_377275_2849920		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed																					
						RESIDNTL.	101	323800	323,800																					
						RES LAND	101	73900	73,900																					
						RESIDNTL.	101	5500	5,500																					
SUPPLEMENTAL DATA						Total								403,200	403,200															
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)																					
GHAZALI EBRAHIM N ROY ROBERT T JR SPEIGHT EDWARD T, SPEIGHT		25022	0186	05-30-2023	Q	I	410,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed													
		16859	0190	08-07-2007	U	I	323,350	1A	2024	101	304,700	2023	101	269,400	2022	101	250,500													
		06356	0127	01-08-1987	U	V	10,000		101	73,900	101	66,600	101	60,700																
		03091	0192	02-03-1965	U	I	0		101	5,500	101	500	101	500																
									Total		384,100	Total		336,500	Total		311,700													
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		MA																								
NOTES																														
																		Appraised BLDG. Value (Card)										323,800		
																		Appraised Xf (B) Value (Bldg)										0		
Appraised Ob (B) Value (Bldg)																		5,500												
Appraised Land Value (Bldg)																		73,900												
Special Land Value																		0												
Total Appraised Parcel Value																		403,200												
Valuation Method																		C												
Adjustment																														
Net Total Appraised Parcel Value																		403,200												
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																
331	10-14-2008	20	WOOD STOVE	800				PELLET STOVE NV	05-09-2018			333	2	MEASURED																
262	09-01-2004	2	DWELLING	90,000				OC 8/7/2007	12-03-2009			317	15	PERMIT VISIT																
									12-12-2008			317	15	PERMIT VISIT																
									03-29-2007			311	30	NOAH																
									12-12-2005			311	15	PERMIT VISIT																
									12-20-2004			311	2	MEASURED																
									03-12-1980			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	RB				34,515 SF	3.57	1.000	5	LAND	0.60	MA	1.00	TOP4		0		1.000	2.14	73,900									
Total Card Land Units							0.79	AC	Parcel Total Land Area: 0.79							Total Land Value							73,900							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	18	SPLIT ENT	Central Vac	0	NO	
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE	
Grade	C+	AVG. (+)	Bsmt Garage	2		
Stories	1.75	1 3/4 STORIES	Units	1		
Foundation	1	CONCRETE	MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
Exterior Wall 2			101	ONE FAM		100
Roof Structure	1	GABLE				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		136.92	
Interior Floor 1	3	HARDWOOD	RCN		363,812	
Interior Floor 2	4	CARPET	Net Other Adj			
Heat Fuel	2	GAS	Year Built		2004	
Heat Type	1	FORCED H/A	Effective Year Built		2010	
AC Type	03	FULL	Depreciation Code		GD	
Bedrooms	3		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	1		Depreciation %		11	
Extra Fixtures	1		Functional Obsol			
Total Rooms	6		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		89	
Extra Kitchens	0		RCNLD		323,800	
Extra Kitchen St	N	NONE	Dep % Ovr			
FBM Sqft	783		Dep Ovr Comment			
FBM Quality	5		Misc Imp Ovr			
FIN ATC Sqft			Misc Imp Ovr Comment			
FIN ATC Quality			Cost to Cure Ovr			
Fireplaces	2		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	96	12.00	2009	70	0.00	GD	A	1.00	800
19	PATIO			L	676	8.00		70	0.00	GD	G	1.25	4,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,613	1,613		181.45	292,683	
LLV	LOWR LEVEL	0	1,566		45.42	71,129	
Ttl Gross Liv / Lease Area		1,613	3,179			363,812	

