

State Use 101
Print Date 11/20/2025 8:17:05 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																				
KHAN MUHAMMAD KHURRAM KHAN AYESHA 54 TUFTS ST SPRINGFIELD MA 01108 GIS ID F_374567_2853409				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code	Appraised		Assessed																							
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	379700		379,700																							
												RES LAND		101	84200		84,200																							
				SUPPLEMENTAL DATA						Received																														
				Alt Prcl ID						SP Permit		NIA																												
				Chapter Land						Field 8																														
				OC Dates						Field 9																														
				In+Ex FY						Field 10																														
				Mailed						Assoc Pid#																														
														Total		463,900		463,900																						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																											
KHAN MUHAMMAD KHURRAM CABAN COLEEN A CABAN,LOUIS GRANT,DOLORES M GRANT,DOLORES M				23856 0516		04-30-2021		Q	I	365,000		00	Year	Code	Assessed		Year	Code	Assessed		Year	Code	Assessed																	
				17349 0493		06-11-2008		U	I	100		1A	2025	101	355,000		2024	101	331,900		2023	101	304,700																	
				17156 0571		02-12-2008		U	I	301,000				101	84,200			101	84,200			101	76,500																	
				15831 0451		04-13-2006		U	I	1		1A																												
				15318 0347		09-07-2005		U	I	325,600			Total		439,200		Total		416,100		Total		381,200																	
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												APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 379,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 84,200 Special Land Value 0 Total Appraised Parcel Value 463,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 463,900																								
ASSESSING NEIGHBORHOOD																																								
Nbhd		Nbhd Name				Tracing				Batch																														
0001						101				MF																														
NOTES																																								
																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-24-319	05-24-2024		62	SOLAR		21,000		06-18-2025		100	06-17-2024		18 PANELS		06-18-2025					450	15	PERMIT VISIT		
																202102865	09-21-2021		91	INSULATION		3,650				0					03-25-2024					334	3	MEAS+INSPECTD		
163	06-02-2005		2	DWELLING		150,000							OC 9/2/2005		03-14-2018					333	2	MEASURED																		
															09-21-2005					311	3	MEAS+INSPECTD																		
															06-04-1980					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		RC				10,000 SF		11.08	0.760	3	LAND	1.00	MF	1.00			0			1.000	8.42		84,200															
Total Card Land Units								0.23 AC		Parcel Total Land Area: 0.23								Total Land Value								84,200														

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	C+	AVG. (+)	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			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		136.81
Interior Floor 1	3	HARDWOOD	RCN		426,575
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2004
Heat Type	1	FORCED H/A	Effective Year Built		2014
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		11
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		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		379,700
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					

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
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2025	89	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	936		33.03	30,918
FFL	1ST FLOOR	966	966		165.34	159,718
GAR	GARAGE	0	484		66.27	32,076
SFL	2ND FLOOR	842	842		165.34	139,216
TQS	3/4 STORY	363	484		124.00	60,018
WDK	WOOD DECK	0	138		33.55	4,629
Ttl Gross Liv / Lease Area		2,171	3,850			426,575

