

State Use 101
Print Date 11/20/2025 8:59:32 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																														
GHASEMI NILOOFAR S 377 ELM ST EAST LONGMEADOW MA 01028 GIS ID F_383679_2857340												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	198900		198,900																									
												RES LAND		101	101800		101,800																									
				DRAINAGE				VIEW		COMMUNITY																																
				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		300,700		300,700																										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																													
GHASEMI NILOOFAR S ARRINGTON TAYLOR M CARDAROPOLI MICHAEL P, LEPAGE,STEVEN D CARABETTA,MICHAEL				24888		0213		01-25-2023		Q	I	255,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																			
				19929		0178		07-19-2013		Q	I	161,600		00	2025	101	180,400	2024	101	166,600	2023	101	152,800																			
				15648		0043		01-19-2006		U	I	177,900				101	101,800		101	101,800		101	92,600																			
				14514		0114		09-24-2004		U	I	112,000		1F																												
				13801		0197		11-04-2003		U	I	80,000		1	Total		282,200		Total		268,400		Total		245,400																	
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 VALUE SUMMARY Appraised BLDG. Value (Card) 198,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 101,800 Special Land Value 0 Total Appraised Parcel Value 300,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 300,700																								
Nbhd				Nbhd Name				Tracing				Batch																														
0001								101				MA																														
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-24-794		11-27-2024		62	SOLAR		15,416		06-18-2025		100	12-25-2024		20 PANELS		06-18-2025					450	15	PERMIT VISIT	
																		201800504		02-14-2018		91	INSULATION		5,800				0					06-27-2014					317	16	FIELDREV CHG	
																		201503140		12-30-2015		91	INSULATION		2,650				0					06-02-2014					317	15	PERMIT VISIT	
201401048		04-25-2014		12	REROOF		6,300		06-02-2014		100	06-02-2014				03-17-2004					274	2	MEASURED																			
																08-22-2003					274	2	MEASURED																			
																02-11-1992					105	3	MEAS+INSPCTD																			
																01-12-1981					500	1	LEFT NOTICE																			
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		RA				14,856 SF	7.61	1.000	5	LAND	1.00	MA	1.00				0	TRF2	0.9	1.000	6.85	101,800																		
Total Card Land Units																0.34 AC		Parcel Total Land Area: 0.34		Total Land Value										101,800												

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor		
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.50	1 1/2 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	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		166.37
Interior Floor 1	3	HARDWOOD	RCN		284,076
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1959
Heat Type	1	FORCED H/A	Effective Year Built		1995
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		198,900
Extra Kitchen St			Dep % Ovr		
FBM Sqft	576		Dep Ovr Comment		
FBM Quality	1		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	70	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	768		36.44	27,990
EFP	ENCL PORCH	0	30		90.88	2,726
FFL	1ST FLOOR	816	816		181.75	148,308
GAR	GARAGE	0	360		72.70	26,172
HST	HALF STORY	384	768		90.88	69,792
WDK	WOOD DECK	0	248		36.64	9,088
	Ttl Gross Liv / Lease Area	1,200	2,990			284,076

