

State Use 101
Print Date 11/22/2025 7:47:59 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
AHMED NICHOLAS M AHMED AMANDA K 65 PEASE RD EAST LONGMEADOW MA 01028 GIS ID F_389042_2843699												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		562900		562,900																			
												RES LAND		101		145700		145,700																			
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101		147300		147,300																			
				SUPPLEMENTAL DATA																																	
				Alt Prcl ID SP Permit Chapter Land OC Dates 10/3/2016 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		855,900		855,900																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
AHMED NICHOLAS M JOHNSON ESTHER M HEIRS + DEV				20480		0553		10-30-2014		U		I		80,000		1		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed			
				02880		0170		05-29-1962		U		I		0						2025		101		510,800		2024		101		476,600		2023		101		437,100	
																						101		145,700				101		145,700				101		133,700	
																								147,300				101		147,300				101		139,200	
				Total														Total		803,800		Total		769,600		Total		710,000									
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				MG																					
NOTES																																					
FY21-PS 1169 COMBINED WITH 67-6-4																																					
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-25-579		09-29-2025		7		REMODEL		70,000		06-29-2020		100		11-14-2019		REMODEL BATHRO		06-29-2020						334		15		PERMIT VISIT									
201902685		08-19-2019		MN		Manual Note		153,000		02-28-2020		100		02-28-2018		90x35 ACCESSORY		02-28-2018						333		15		PERMIT VISIT									
201702423		09-20-2017		7		REMODEL		16,400		02-28-2018		100		02-28-2018		FIN 360SF OVER G		04-27-2017						317		15		PERMIT VISIT									
201600463		03-01-2016		2		DWELLING		294,000		06-10-2016		100		04-27-2017		2357SF RANCH		10-03-2016						400		25		OC VISIT									
201500471		03-16-2015		5		DEMOLITION		10,000		04-24-2015		100		04-22-2015		COMPLETE DEMO		06-10-2016						317		3		MEAS+INSPECTD									
162		06-21-2004		12		REROOF		10,000								NVC		04-24-2015						317		15		PERMIT VISIT									
																		04-22-2015						400		10		VACANT LOT									
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				40,000		SF	3.12	1.200	7	LAND	1.00	MG	1.00			0 TRF2 0.9				1.000	3.37	134,800											
1	101	ONE FAM		RA				1.552		AC	7,000.00	1.000	0		1.00	MG	1.00			0				1.000	7,000	10,900											
Total Card Land Units								2.47		AC	Parcel Total Land Area: 2.47								Total Land Value								145,700										

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	B	GOOD	Bsmt Garage		
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		131.59
Interior Floor 2	4	CARPET	RCN		586,389
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		2016
AC Type	03	FULL	Effective Year Built		2021
Bedrooms	3		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		4
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens			Overall % Condition		96
Extra Kitchen St			RCNLD		562,900
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues			Cost to Cure Ovr Comment		

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
GEN	GENERATO			B	1	0.00	2019	96	1.00	00	A	1.00	0
FINH	FINSHDwHE			L	3,06	55.00	2019	70	0.00	GD	G	1.25	147,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,390		35.10	48,793	
CRL	CRAWL	0	976		8.81	8,600	
FFL	1ST FLOOR	2,366	2,366		175.51	415,264	
GAR	GARAGE	0	684		70.31	48,091	
HST	HALF STORY	342	684		87.76	60,025	
OPF	OPEN PORCH	0	68		18.07	1,229	
PAT	PATIO	0	504		8.71	4,388	
Ttl Gross Liv / Lease Area		2,708	6,672			586,389	

