

State Use 101
Print Date 11/22/2025 8:13:17 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
ZOBANI MOHAMAD YZED AED AL 56 SCHUYLER DR EAST LONGMEADOW MA 01028 GIS ID F_375317_2845742												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		246700		246,700																	
												RES LAND		101		109000		109,000																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		500		500																	
				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		356,200		356,200																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
ZOBANI MOHAMAD YZED AED AL TERNORUTSKY LEO BENTON ASSOCIATES INC				24240		0185		11-10-2021		Q		I		325,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				08925		0419		08-26-1994		U		I		123,768				2025		101		230,900		2024		101		213,700		2023		101		198,700	
				00000		0000				U				0						101		109,000				101		109,000		101		99,100			
																				101		500				101		500		101		300			
																		Total		340,400		Total		323,200		Total		298,100							
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 BLDG. Value (Card)										246,700									
ASSESSING NEIGHBORHOOD																Appraised Xf (B) Value (Bldg)										0									
Nbhd			Nbhd Name						Tracing			Batch			Appraised Ob (B) Value (Bldg)										500										
0001									101			NF			Appraised Land Value (Bldg)										109,000										
NOTES																Special Land Value										0									
																Total Appraised Parcel Value										356,200									
																Valuation Method										C									
																Adjustment																			
																Net Total Appraised Parcel Value										356,200									
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							
B-23-637		09-08-2023		62		SOLAR		10,536		06-10-2024		100				20 PANEL		06-10-2024		02				450		15		PERMIT VISIT							
B-23-639		09-07-2023		12		REROOF		8,711		06-10-2024		100						01-04-2016						317		14		INSPECTED							
6		01-20-1998		7		REMODEL		5,000								12-04-2015		317						2		MEASURED									
165		06-01-1994		MN		Manual Note		61,500								05-25-2004		319						14		INSPECTED									
																04-05-2004		250						22		MAILER SENT									
																03-26-2004		311		2		MEASURED													
																01-20-1999		105		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		RA				6,098	SF	17.87	1.000	4	LAND	1.00	NF	1.00				0			1.000	17.87	109,000										
Total Card Land Units								0.14		AC	Parcel Total Land Area: 0.14								Total Land Value								109,000								

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	AVERAGE	Bsmt Garage	0	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
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		164.58
Interior Floor 1	3	HARDWOOD	RCN		274,105
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1994
Heat Type	1	FORCED H/A	Effective Year Built		2015
AC Type	03	FULL	Depreciation Code		VG
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		10
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		90
Extra Kitchens	0		RCNLD		246,700
Extra Kitchen St	N	NONE	Dep % Ovr		
FBM Sqft	623		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	0		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	64	12.00	2002	70	0.00	GD	A	1.00	500
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2024	90	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	660		37.02	24,431	
FFL	1ST FLOOR	660	660		185.08	122,153	
SFL	2ND FLOOR	660	660		185.08	122,153	
WDK	WOOD DECK	0	144		37.27	5,367	
Ttl Gross Liv / Lease Area		1,320	2,124			274,105	

