

State Use 101
Print Date 11/22/2025 10:44:30

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
RUIZ CESAR JR 96 WINDHAM DR EAST LONGMEADOW MA 01028 GIS ID F_392745_2849319												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	570600		570,600										
												RES LAND		101	152500		152,500										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	21300		21,300										
				SUPPLEMENTAL DATA										Total		744,400		744,400									
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
RUIZ CESAR JR MOHAMED MOHAMED NAJEEBI KATHLEEN M NAJEEBI,SHAMIM A MORELLO FRANK +,				23009 0261		12-19-2019		Q		I		500,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				20404 0024		08-27-2014		Q		I		465,000		00		2025	101	535,600	2024	101	503,600	2023	101	465,000			
				14436 0247		08-23-2004		U		I		1		1		101	152,500	101	152,500	101	152,500	101	137,100				
				11591 0382		04-17-2001		U		I		400,000		1B		101	21,300	101	21,300	101	21,300	101	18,700				
MORELLO FRANK +,				06745 0136		02-01-1988		U		V		65,000		1B		Total		709,400		Total		677,400		Total		620,800	
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				APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 570,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 21,300 Appraised Land Value (Bldg) 152,500 Special Land Value 0 Total Appraised Parcel Value 744,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 744,400													
0001						101				NV																	
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		
202102273		07-08-2021		11		POOL		43,800		06-22-2022		100		06-22-2022		16X32 IG POOL		06-22-2022				1	334	15	PERMIT VISIT		
84		04-25-2001		7		REMODEL		20,000								FINISH BMT W/CO		09-19-2014					317	3	MEAS+INSPCTD		
302		12-01-1989		MN		Manual Note		225,000								DWLG		07-14-2005					274	2	MEASURED		
																		03-07-2002					274	15	PERMIT VISIT		
																		01-03-2000					250	22	MAILER SENT		
																		11-30-1999					247	2	MEASURED		
																		06-29-1992					200	3	MEAS+INSPCTD		
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				30,738	SF	3.97	1.250	9	LAND	1.00	NV	1.00			0				1.000	4.96		152,500	
Total Card Land Units								0.71	AC	Parcel Total Land Area: 0.71								Total Land Value								152,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	4	CARPET
Grade	B	GOOD	Bsmt Garage		
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	7	BRICK	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		107.33
Interior Floor 1	3	HARDWOOD	RCN		713,211
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1989
Heat Type	1	FORCED H/A	Effective Year Built		2005
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	5		Remodel Rating		
Full Baths	4		Year Remodeled		
Half Baths	0		Depreciation %		20
Extra Fixtures	1		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		80
Extra Kitchens	0		RCNLD		570,600
Extra Kitchen St			Dep % Ovr		
FBM Sqft	2153		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	4		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
19	PATIO			L	336	8.00	2022	70	0.00	GD	A	1.00	1,900
21	PAVILLION/C	OB	Outbuildi	L	168	20.00	2022	70	0.00	GD	A	1.00	2,400
11	POOL I-V	OB	Outbuildi	L	512	29.00	2022	70	0.00	GD	G	1.25	13,000
22	WOOD DK			L	308	15.00	2022	70	0.00	GD	G	1.25	4,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,254		30.71	69,218	
CFL	CATHEDRAL CE	687	687		158.17	108,662	
FFL	1ST FLOOR	1,581	1,581		153.48	242,648	
GAR	GARAGE	0	799		61.47	49,113	
OPF	OPEN PORCH	0	28		16.44	460	
PAT	PATIO	0	341		7.65	2,609	
SFL	2ND FLOOR	1,567	1,567		153.48	240,500	
Ttl Gross Liv / Lease Area		3,835	7,257			713,211	

