

State Use 101
Print Date 11/22/2025 12:40:17

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
PATEL GLANEE D PATEL DINESH T 851 EAST COLUMBUS AV SPRINGFIELD MA 01105 GIS ID F_386687_2840884												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	1260200		1,260,200									
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	213800		213,800									
				SUPPLEMENTAL DATA																						
Alt Prcl ID SP Permit Chapter Land OC Dates 12/19/2014 In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		1,474,000		1,474,000										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
PATEL GLANEE D PATEL GLANEE, FAVORITA REALTY LLC,C/O KANE MICHAEL MCMAHON GARY D				19973	0026	08-15-2013	U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
				19481	0175	10-04-2012	U	V	250,000		1	2025	101	1,184,400	2024	101	1,101,800	2023	101	1,029,900						
				10691	0050	03-19-1999	U	V	1		1	101	213,800	101	213,800	101	196,200									
				00000	0000		U		0			Total	1,398,200	Total	1,315,600	Total	1,226,100									
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																										
ASSESSING NEIGHBORHOOD																										
Nbhd		Nbhd Name				Tracing				Batch																
0001						101				NS																
NOTES																										
														Appraised BLDG. Value (Card)								1,222,600				
														Appraised Xf (B) Value (Bldg)								37,600				
														Appraised Ob (B) Value (Bldg)								0				
														Appraised Land Value (Bldg)								213,800				
														Special Land Value								0				
Total Appraised Parcel Value														1,474,000												
Valuation Method														C												
Adjustment																										
Net Total Appraised Parcel Value														1,474,000												
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-25-427		09-02-2025		3	GARAGE		35,000		12-23-2014		0		12-19-2014		36X26		02-12-2016	01			250	14	INSPECTED			
201203256		01-18-2013		2	DWELLING		475,000				100				OC 12/19/2014		12-23-2014				400	25	OC VISIT			
																	06-13-2014				317	15	PERMIT VISIT			
																	04-11-2014				317	15	PERMIT VISIT			
																	07-05-2013				317	15	PERMIT VISIT			
																			05-29-2013	105	2	MEASURED				
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		RAA				40,000	SF	3.12	1.550	2	LAND	1.00	NS	1.00				0			1.000	4.84	193,600	
1	101	ONE FAM		RAA				2.880	AC	7,000.00	1.000	0		1.00	FA	1.00				0			1.000	7,000	20,200	
Total Card Land Units								3.80	AC	Parcel Total Land Area: 3.80								Total Land Value								213,800

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	A	VERY GOOD	Bsmt Garage		
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	16	STONE VENR	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	2	HIP			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	6	CERAMIC TL	Adj Base Rate	101.47	
Interior Floor 2	3	HARDWOOD	RCN	1,300,666	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2013	
AC Type	03	FULL	Effective Year Built	2019	
Bedrooms	5		Depreciation Code	GD	
Full Baths	5		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %	6	
Total Rooms	9		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	V	V GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	94	
Extra Kitchen St			RCNLD	1,222,600	
FBM Sqft	3000		Dep % Ovr		
FBM Quality	5		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	2		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
ELV	ELEVATOR-		Extra Fea	B	1	40000.00	2015	94	1.00	00	A	1.00	37,600
GEN	GENERATO			B	1	1.00	2015	94	1.00	00	V	1.50	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	3,332		38.10	126,959	
CFL	CATHEDRAL CE	1,173	1,173		196.32	230,281	
FFL	1ST FLOOR	2,159	2,159		190.63	411,569	
GAR	GARAGE	0	936		76.17	71,295	
OPF	OPEN PORCH	0	186		19.47	3,622	
SFL	2ND FLOOR	2,307	2,307		190.63	439,782	
WDK	WOOD DECK	0	448		38.30	17,157	
Ttl Gross Liv / Lease Area		5,639	10,541			1,300,666	

