

State Use 101
Print Date 11/24/2025 9:11:05 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
MAHAN JOHN F IV MAHAN SARAH 24 CAPRI DR EAST LONGMEADOW MA 01028 GIS ID F_385260_2840045				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description RESIDENTL. RES LAND		Code 101 101		Appraised 1330300 205800		Assessed 1,330,300 205,800		1006 EAST LONGMEADOW															
				DRAINAGE				VIEW		COMMUNITY																									
				SUPPLEMENTAL DATA																															
				Alt Prcl ID SP Permit Chapter Land OC Dates 11/22/2019 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																											
				Total						1,536,100												1,536,100													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
MAHAN JOHN F IV KENT PECOY + SONS CONSTRUCTION INC BELLA VISTA LAND HOLDINGS LLC BVE LLC,				22462		0294		11-29-2018		U		V		150,000		1P		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				22462		0286		11-29-2018		U		V		1		1		2025		101		1,241,100		2024		101		1,155,500		2023		101		1,057,200	
				18724		0379		04-01-2011		U		V		1		1V		101		205,800		101		205,800		101		188,200							
				00000		0000				U				0																					
				Total														Total		1,446,900		Total		1,361,300		Total		1,245,400							
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) 1,330,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 205,800 Special Land Value 0 Total Appraised Parcel Value 1,536,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 1,536,100																	
Nbhd				Nbhd Name				Tracing				Batch																							
0001								130				NV																							
NOTES																																			
FY2021 PLAN 385-45 COMBINED 44-10-4 WITH 44-10-3																																			
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							
201902787		09-01-2019		38		POOL HOUSE		24,000		07-05-2021		0		07-05-2021		1516 SQ FT POOL		07-05-2021		01				334		15		PERMIT VISIT							
201803260		12-06-2018		2		DWELLING		1,077,900		05-30-2019		100		11-22-2019		9969 sf INCLUDES		07-02-2020						334		15		PERMIT VISIT							
																		11-14-2019						400		25		OC VISIT							
																		06-27-2019						400		15		PERMIT VISIT							
																		05-30-2019						334		15		PERMIT VISIT							
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				1.740		AC		7,000.00	1.000	0		1.00	NS	1.00			0			1.000	7,000		12,200								
Total Card Land Units								2.66		AC		Parcel Total Land Area: 2.66								Total Land Value								205,800							

CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage	0	
Units	1	
MIXED USE		
Code	Description	Percentage
101	ONE FAM	100 0 0
COST / MARKET VALUATION		
Adj Base Rate	100.82	
RCN	1,371,460	
Net Other Adj		
Year Built	2018	
Effective Year Built	2022	
Depreciation Code	GD	
Remodel Rating		
Year Remodeled		
Depreciation %	3	
Functional Obsol		
External Obsol		
Cost Trend Factor	1	
Condition		
% Complete		
Overall % Condition	97	
RCNLD	1,330,300	
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

XF - BUILDING EXTRA FEATURES(B)							
Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Val

SUMMARY SECTION				
ing	Gross	Eff Area	Unit Cost	Undeprec Value
278	1,110		47.90	53,168
0	4,537		38.23	173,463
3,002	3,002		191.25	574,135
0	1,046		76.43	79,943
318	636		95.63	60,818
0	212		18.94	4,016
0	351		9.81	3,443
2,027	2,027		191.25	387,666
0	304		114.50	34,808
6,625	13,225			1,371,460

