

State Use 101
Print Date 11/17/2025 10:55:59

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																																			
FAROOQUI ZAHID FAROOQUI KAUSAR 13 WOOD AVE EAST LONGMEADOW MA 01028												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		192300		192,300																													
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		82600		82,600																													
												RESIDENTL.		101		500		500																													
				SUPPLEMENTAL DATA																																											
GIS ID F_374090_2856008				Mailed				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10 Assoc Pid#				Total		275,400		275,400																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																															
FAROOQUI ZAHID ROONEY ,MELANIE COUNTRYWIDE HOME LOANS INC, MERCERI DARRELL BERGDOLL MICHAEL				11575 0365		04-04-2001		U		I		115,000		1S		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																							
				10226 0210		04-02-1998		U		I		80,000		1S		2025	101	171,600	2024	101	157,000	2023	101	144,100																							
				09974 0272		08-26-1997		U		I		77,265		1L																																	
				09097 0523		04-03-1995		U		I		128,000		1A																																	
				09009 0180		12-05-1994		U		I		34,000						Total	254,700	Total	240,100	Total	219,500																								
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																																			
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card)192,300 Appraised Xf (B) Value (Bldg)0 Appraised Ob (B) Value (Bldg)500 Appraised Land Value (Bldg)82,600 Special Land Value0 Total Appraised Parcel Value275,400 Valuation MethodC Adjustment Net Total Appraised Parcel Value275,400																													
ASSESSING NEIGHBORHOOD																																															
Nbhd		Nbhd Name						Tracing		Batch																																					
0001								101		MF																																					
NOTES																																															
																This signature acknowledges a visit by a Data Collector or Assessor																															
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-25-78		02-13-2025		91		INSULATION		5,621		05-08-2023		0		06-27-2019		ASSUME COMPLET		03-20-2024				1		334		3		MEAS+INSPCTD																			
202202365		07-22-2022		62		SOLAR		36,000		06-27-2019		100				ENTRY DOOR		12-01-2021						334		3		MEAS+INSPCTD																			
201503112		12-22-2015		91		INSULATION		1,908				100						06-27-2019						400		15		PERMIT VISIT																			
57		03-15-2010		9		ALTERATION		2,047										01-27-2012						317		16		FIELDREV CHG																			
248		09-26-2003		4		ADDITION		27,000										11-18-2010						311		15		PERMIT VISIT																			
																		12-14-2004						311		3		MEAS+INSPCTD																			
																		04-20-2004						316		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		BUS								5,500 SF		19.76		0.760		3		LAND		1.00		MF		1.00				0		1.000		15.02		82,600									
Total Card Land Units 0.13 AC																Parcel Total Land Area: 0.13																Total Land Value 82,600															

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	0	
Stories	2.50	2 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	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	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		119.49
Interior Floor 1	3	HARDWOOD	RCN		331,551
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1920
Heat Type	5	STEAM	Effective Year Built		1988
AC Type	03	FULL	Depreciation Code		AG
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		5
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		58
Extra Kitchens	0		RCNLD		192,300
Extra Kitchen St	N	NONE	Dep % Ovr		
FBM Sqft	578		Dep Ovr Comment		
FBM Quality	1		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	72	12.00	1965	60	0.00	AV	A	1.00	500
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2023	58	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
ATC	ATTIC	208	832		33.59	27,943
BMT	BASEMENT	0	1,156		26.84	31,033
FFL	1ST FLOOR	1,156	1,156		134.34	155,297
OFP	OPEN PORCH	0	216		13.68	2,955
SFL	2ND FLOOR	832	832		134.34	111,771
WDK	WOOD DECK	0	96		26.59	2,552
Ttl Gross Liv / Lease Area		2,196	4,288			331,551

