

Property Location: 39 MAYFAIR ST

Account #1326

MAP ID:23/ 64/ 108/ /

Bldg Name:

State Use:101

Vision ID: 1291

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/01/2016 11:17

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION	
TRANG NGUYEN 39 MAYFAIR ST EAST LONGMEADOW, MA 01028 Additional Owners:			1 TYPCL			Description	Code	Appraised Value	Assessed Value		
						RESIDENTL.	101	115,700	115,700		
						RES LAND	101	82,600	82,600		
						RESIDENTL.	101	700	700		
SUPPLEMENTAL DATA						Total				199,000	199,000
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_379771_2856340			Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
TRANG NGUYEN ZHENG,QU ZHENG,QU CHENG,LUNG KOON & FITZGERALD EUGENE A +,		13777/ 388	11/17/2003	U	I	195,000		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		12618/ 440	08/15/2002	U	I	1	A	2016	101	114,500	2015	101	114,500	2014	B	111,400
		10638/ 563	02/04/1999	U	I	1	A	2016	101	80,100	2015	101	80,100	2014	L	82,700
		10538/ 237	11/23/1998	U	I			2016	101	700	2015	101	700	2014	O	700
		02689/ 0349	07/16/1959	U	I			Total:		195,300	Total:	195,300	Total:	194,800		

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 115,700 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 700 Appraised Land Value (Bldg) 82,600 Special Land Value 0 Total Appraised Parcel Value 199,000 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 199,000				
Year	Type	Description	Amount	Code	Description	Number	Amount					Comm. Int.
Total:												
ASSESSING NEIGHBORHOOD												
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch				
0001/A						101		MA				
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	
									09/26/2014			317	2	MEASURED	
									06/30/2004			328	16	FIELDREV CHG	
									03/31/2004			250	22	MAILER SENT	
									12/02/2003			274	2	MEASURED	
									05/16/1980			500	3	MEAS+INSPCTD	

LAND LINE VALUATION SECTION																					
B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value	
1	101	ONE FAM	RB				16,157	SF	4.96	1.0300	5	1.0000	1.00	MA	1.00		Spec Use	Spec Calc	1.00	5.11	82,600
Total Card Land Units:			0.37		AC	Parcel Total Land Area:			0.37			AC			Total Land Value:			82,600			

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft	734		
Stories	1.00		1 Story	Int vs Ext	S		
Foundation	1			MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		96.05	
Interior Floor 2							
Heat Fuel	2		GAS	Replace Cost		175,286	
Heat Type	3		FORCED H/W	AYB		1959	
AC Type	03		FULL	EYB		1980	
Bedrooms	3			Dep Code		AG	
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %		34	
Total Rooms	6			Functional ObsInc			
Bath Style	A		AVERAGE	External ObsInc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		66	
Basement Floor	12			Apprais Val		115,700	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues	1			Misc Imp Ovr		0	
FBM Quality	3			Misc Imp Ovr Comment			
Fireplaces	0			Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
02	SHED/FR			L	85	7.48	1970	A		AV	60	400
19	PATIO			L	121	5.75	1970	A		FR	50	300
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BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,048		19.25	20,170
FFL	1ST FLOOR	1,330	1,330		96.05	127,743
GAR	GARAGE	0	672		38.45	25,837
OPF	OPEN PORCH	0	164		9.37	1,537
Ttl. Gross Liv/Lease Area:		1,330	3,214	1,825		175,286

