

State Use 101
Print Date 12/18/2019 11:59:25

CURRENT OWNER						TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
TRANG NGUYEN 39 MAYFAIR ST EAST LONGMEADOW MA 01028 GIS ID F_379771_2856340														Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
						TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		129900		129,900															
														RES LAND		101		87100		87,100															
						DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		700		700															
						SUPPLEMENTAL DATA																													
Alt Prcl ID						Received																													
SP Permit						NIA																													
Chapter Land						Field 8																													
OC Dates						Field 9																													
In+Ex FY						Field 10																													
Mailed						Assoc Pid#																													
												Total		217,700		217,700																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
TRANG NGUYEN ZHENG,QU ZHENG,QU CHENG,LUNG KOON & FITZGERALD EUGENE A +,				13777 0388		11-17-2003		U		I		195,000		1A 1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed			
				12618 0440		08-15-2002		U		I		1				2019		101		126,500		2018		101		117,300		2017		101		115,700			
				10638 0563		02-04-1999		U		I		1				101		84,500		84,500		101		84,500		101		82,600							
				10538 0237		11-23-1998		U		I		130,000				101		700		700		101		700		101		700							
				02689 0349		07-16-1959		U		I		0				Total		211700		Total		202500		Total		199000									
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				0.00																															
ASSESSING NEIGHBORHOOD																																			
Nbhd				Nbhd Name				B				Tracing				Batch																			
0001												101				MA																			
NOTES																																			
																APPROAISED VALUE SUMMARY																			
																Appraised BLDG. Value (Card)										129,900									
																Appraised Xf (B) Value (Bldg)										0									
																Appraised Ob (B) Value (Bldg)										700									
																Appraised Land Value (Bldg)										87,100									
Special Land Value																0																			
Total Appraised Parcel Value																217,700																			
Valuation Method																C																			
Adjustment																																			
Net Total Appraised Parcel Value																217,700																			
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+INSPECTD							
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		RB				16,157 SF	5.39	1.000	5	LAND	1.00	MA	1.00			0		1.000	5.39	87,100													
Total Card Land Units								0.371 AC	Parcel Total Land Area: 0.3709								Total Land Value								87,100										

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	
Model	01	RESIDENTIAL	Bsmnt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 Story	Units	1	
Foundation	1		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	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	93.55	
Interior Floor 1	3	HARDWOOD	RCN	206,165	
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built	1959	
Heat Type	3	FORCED H/W	Effective Year Built	1981	
AC Type	03	FULL	Depreciation Code	AG	
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %	37	
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	63	
Extra Kitchens	0		RCNLD	129,900	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	734		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues	1		Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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	85	7.48	1970	60	0.00	AV	A	1.00	400
19	PATIO			L	121	5.75	1970	50	0.00	FR	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,048		22.64	23,723	
FFL	1ST FLOOR	1,330	1,330		112.97	150,246	
GAR	GARAGE	0	672		45.22	30,388	
OPF	OPEN PORCH	0	164		11.02	1,807	
Ttl Gross Liv / Lease Area		1,330	3,214	1,825		206,165	

