

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																				
NGUYEN MAN D NGUYEN ASIA L 85 PROSPECT ST EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	124600		124,600															
												RES LAND		101	78600		78,600															
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	8500		8,500															
				SUPPLEMENTAL DATA																												
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																								
GIS ID F_381094_2849557												Total		211,700		211,700																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																
ROY JAYSON A NGUYEN MAN D GIUSTINA ANNA B HEIRS &, DEVISEES OF GIUSTINA ANNA B +, GIUSTINA ANNA B				22521		0583		01-14-2019		Q		I		245,100		00		Year		Code	Assessed		Year		Code	Assessed						
				17913		0074		07-27-2009		U		I		160,000				2019		101	121,000		2018		101	81,000		2017		101	79,100	
				12968		0017		02-21-2003		U		I		100		1A				101	76,200				101	76,200				101	74,400	
				07614		0441		12-23-1990		U		I		1		1A				101	8,500				101	8,500				101	8,500	
				03536		0233		09-22-1970		U		I		0				Total		205700		Total		165700		Total		162000				
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																																
												APPRAISED VALUE SUMMARY																				
												Appraised BLDG. Value (Card)										124,600										
												Appraised Xf (B) Value (Bldg)										0										
												Appraised Ob (B) Value (Bldg)										8,500										
												Appraised Land Value (Bldg)										78,600										
												Special Land Value										0										
												Total Appraised Parcel Value										211,700										
												Valuation Method										C										
												Adjustment																				
												Net Total Appraised Parcel Value										211,700										
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				
201902600		08-06-2019		12		REROOF		9,600				0						04-11-2018						333		4		INFO AT DOOR				
																		12-17-2010						317		15		PERMIT VISIT				
																		10-09-2009						317		3		MEAS+INSPCTD				
																		10-07-2003						274		3		MEAS+INSPCTD				
																		04-21-1992						131		3		MEAS+INSPCTD				
																		02-10-1981						500		14		INSPECTED				
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		RC				16,608	SF	5.25	1.000	5	LAND	1.00	MA	1.00				0	TRF2	0.9	1.000	4.73	78,600							
Total Card Land Units								0.381	AC	Parcel Total Land Area: 0.3813								Total Land Value										78,600				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	2.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	91.85	
Interior Floor 2			RCN	197,719	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1950	
AC Type	01	NONE	Effective Year Built	1981	
Bedrooms	3		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	124,600	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	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
03	GARAGE	OB	Outbuildi	L	504	28.18	1970	60	0.00	AV	A	1.00	8,500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,104		20.57	22,711	
EFP	ENCL PORCH	0	120		30.83	3,700	
FFL	1ST FLOOR	984	984		102.76	101,120	
OPF	OPEN PORCH	0	21		9.79	206	
TQS	3/4 STORY	648	864		77.07	66,591	
WDK	WOOD DECK	0	237		14.31	3,391	
Ttl Gross Liv / Lease Area		1,632	3,330	1,924		197,719	

