

State Use 101
Print Date 12/19/2019 9:48:42 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
TO TONG NGUYEN KELLY 81 BIRCH AVE EAST LONGMEADOW MA 01028 GIS ID F_376513_2853569												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		192700		192,700															
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		84800		84,800															
				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#								Total		277,500		277,500															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
TO TONG MINDICH DYLAN M DALEY SUSAN C HEIRS + DEV OF TORCIA MICHAELA A + ALEXOPOULOS THOMAS				21738 0480		06-27-2017		Q		I		247,500		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				20797 0082		07-22-2015		Q		I		209,900		00		2019		101		187,600		2018		101		168,200		2017		101		153,600	
				09022 0194		12-21-1994		U		I		45,000		1				101		82,300				101		82,300				101		80,400	
				08963 0009		10-06-1994		U		I		118,500		1																			
				08963 0007		10-06-1994		U		V		96,000		1A																			
Total												269900		Total		250500		Total		234000													
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																		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 192,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 84,800 Special Land Value 0 Total Appraised Parcel Value 277,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 277,500															
Nbhd				Nbhd Name				B				Tracing				Batch																	
0001												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					
201901472		04-25-2019		91		INSULATION		3,500		06-03-2019		100		06-03-2019		ASSUME COMPLET		06-03-2019						400		15		PERMIT VISIT					
201802938		10-10-2018		62		SOLAR		14,193		06-03-2019		100		06-03-2019				03-26-2018						333		2		MEASURED					
222		07-23-2007		7		REMODEL		55,000								REMODEL EXISTIN		12-21-2007						317		15		PERMIT VISIT					
335		12-01-1994		MN		Manual Note		77,000								DWELLING		04-19-2004						318		14		INSPECTED					
																		04-07-2004						AO		22		MAILER SENT					
																		04-06-2004						311		2		MEASURED					
																		03-04-1996						107		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				10,000	SF	8.48	1.000	5	LAND	1.00	MA	1.00			0			1.000	8.48	84,800									
Total Card Land Units								0.230	AC	Parcel Total Land Area: 0.2296								Total Land Value								84,800							

Property Location 81 BIRCH AVE
 Vision ID 3223 Account # 3274

Map ID 3A/ 20/ C/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	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	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		89.92
Interior Floor 2	6	CERAMIC TL	RCN		224,022
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1995
AC Type	03	FULL	Effective Year Built		2004
Bedrooms	3		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		14
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		86
Extra Kitchen St			RCNLD		192,700
FBM Sqft	825		Dep % Ovr		
FBM Quality	3		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
SOL	Solar Panels	EX	Extra Fea	B		0.00	2018	86	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,092		21.75	23,753	
FFL	1ST FLOOR	1,548	1,548		108.96	168,670	
GAR	GARAGE	0	280		43.58	12,204	
OFP	OPEN PORCH	0	60		10.90	654	
PAT	PATIO	0	628		5.38	3,378	
WDK	WOOD DECK	0	1,008		15.24	15,363	
Ttl Gross Liv / Lease Area		1,548	4,616	2,056		224,022	

