

State Use 101
Print Date 12/20/2019 8:28:44 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																															
PHAM DUNG VAN + YEN HOANG 53 MELROSE AV EAST LONGMEADOW MA 01028 GIS ID F_377463_2852740												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		243000		243,000																									
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		84800		84,800																									
				SUPPLEMENTAL DATA																																							
Alt Prcl ID SP Permit Chapter Land OC Dates 8/5/2015 In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		327,800		327,800																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
PHAM DUNG VAN + YEN HOANG CARABETTA MICHAEL TURNER GEORGE E,HEIRS + DEVISEES O				20879		0431		09-22-2015		Q		I		302,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed									
				18082		0389		11-19-2009		U		I		165,000		1V		2019		101		236,600		2018		101		219,700		2017		101		211,200									
				0000		0000				U				0				101		82,300		101		82,300		101		101		80,400													
				Total		0.00										Total		318900		Total		302000		Total		291600																	
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												APPRaised VALUE SUMMARY																									
Nbhd				Nbhd Name				B				Tracing				Batch				Appraised BLDG. Value (Card)						243,000																	
0001												101				MA				Appraised Xf (B) Value (Bldg)						0																	
FY2012 SUB 1071 LOT 5 - BOOK PLANS 358-109 LOT 5																		Appraised Ob (B) Value (Bldg)						0																			
																		Appraised Land Value (Bldg)						84,800																			
																		Special Land Value						0																			
																		Total Appraised Parcel Value						327,800																			
																		Valuation Method						C																			
Adjustment																		Net Total Appraised Parcel Value						327,800																			
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															
201302290		07-15-2013		2		DWELLING		137,000		05-12-2014		100		05-01-2015		OC 8/5/2015 170		08-17-2015 06-19-2015 05-01-2015 03-17-2015 05-12-2014		01				400 317 317 105 105		25 15 2 15 15		OC VISIT PERMIT VISIT MEASURED PERMIT VISIT PERMIT VISIT															
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					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2		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	3	HARDWOOD	Adj Base Rate	89.47	
Interior Floor 2			RCN	247,984	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2014	
AC Type	03	FULL	Effective Year Built	2016	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures			Depreciation %	2	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens			Overall % Condition	98	
Extra Kitchen St			RCNLD	243,000	
FBM Sqft	360		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac			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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	756		23.72	17,934	
FFL	1ST FLOOR	756	756		118.77	89,787	
GAR	GARAGE	0	456		47.40	21,615	
OFP	OPEN PORCH	0	20		11.88	238	
SFL	2ND FLOOR	972	972		118.77	115,441	
WDK	WOOD DECK	0	180		16.50	2,969	
Ttl Gross Liv / Lease Area		1,728	3,140	2,088		247,984	

