

State Use 101
Print Date 11-03-2020 11:44:56

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		136800		136,800															
												RES LAND		101		87100		87,100															
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		700		700															
				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		224,600		224,600															
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		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				12618 0440		08-15-2002		U		I		1		1A		2020		101		129,900		2019		101		126,500		2018		101		117,300	
				10638 0563		02-04-1999		U		I		1		1A				101		87,100				101		84,500				101		84,500	
				10538 0237		11-23-1998		U		I		130,000						101		700				101		700				101		700	
				02689 0349		07-16-1959		U		I		0																					
																Total		217700		Total		211700		Total		202500							
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)										136,800													
0001						101		MA		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										224,600													
										Valuation Method										C													
										Adjustment																							
										Net Total Appraised Parcel Value										224,600													
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	Bsmt 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		99.53
Interior Floor 1	3	HARDWOOD	RCN		217,078
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		136,800
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		23.83	24,979	
FFL	1ST FLOOR	1,330	1,330		118.95	158,199	
GAR	GARAGE	0	672		47.61	31,997	
OPF	OPEN PORCH	0	164		11.60	1,903	
Ttl Gross Liv / Lease Area		1,330	3,214	1,825		217,078	

