

State Use 101
Print Date 11-03-2020 4:32:05 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																															
TO TONG NGUYEN KELLY 81 BIRCH AVE EAST LONGMEADOW MA 01028												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		200400		200,400																									
				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#																																							
GIS ID F_376513_2853569														Total		285,200		285,200																									
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 + 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		2020		101		192,700		2019		101		187,600		2018		101		168,200											
				09022 0194		12-21-1994		U		I		45,000		1				101		84,800				101		82,300				101		82,300											
				08963 0009		10-06-1994		U		I		118,500		1																													
				08963 0007		10-06-1994		U		V		96,000		1A																													
																Total		277500		Total		269900		Total		250500																	
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 BLDG. Value (Card)										200,400															
																		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										285,200															
																		Valuation Method										C															
																		Adjustment																									
																		Net Total Appraised Parcel Value										285,200															
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					

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			Percentage		
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			95.66			
Interior Floor 1	4		CARPET				RCN			235,823			
Interior Floor 2	6		CERAMIC TL				Net Other Adj						
Heat Fuel	1		OIL				Year Built			1995			
Heat Type	1		FORCED H/A				Effective Year Built			2003			
AC Type	03		FULL				Depreciation Code			GD			
Bedrooms	3						Remodel Rating						
Full Baths	2						Year Remodeled						
Half Baths	1						Depreciation %			15			
Extra Fixtures	0						Functional Obsol						
Total Rooms	7						External Obsol						
Bath Style	A		AVERAGE				Cost Trend Factor			1			
Half Bath Style	A		AVERAGE				Condition						
Kitchens	1						% Complete						
Kitchen Style	A		AVERAGE				Overall % Condition			85			
Extra Kitchens	0						RCNLD			200,400			
Extra Kitchen St							Dep % Ovr						
FBM Sqft	825						Dep Ovr Comment						
FBM Quality	3						Misc Imp Ovr						
Fireplaces	0						Misc Imp Ovr Comment						
WS Flues							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
SOL	Solar Panels	EX	Extra Fea	B		0.00	2018	85	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		22.90		25,005		
FFL	1ST FLOOR					1,548	1,548		114.70		177,555		
GAR	GARAGE					0	280		45.88		12,846		
OFP	OPEN PORCH					0	60		11.47		688		
PAT	PATIO					0	628		5.66		3,556		
WDK	WOOD DECK					0	1,008		16.04		16,173		
Ttl Gross Liv / Lease Area						1,548	4,616	2,056			235,823		

