

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
CHO YONG K CHO ISABEL SUNGHEE 96 BIRCH AVE EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	257700		257,700								
												RES LAND		101	84800		84,800								
				DRAINAGE				VIEW		COMMUNITY															
				SUPPLEMENTAL DATA																					
Alt Prcl ID				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
SP Permit																									
Chapter Land																									
OC Dates 7/6/2012																									
In+Ex FY																									
Mailed																									
GIS ID F_376116_2853392				Total										342,500		342,500									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
CHO YONG K KOZNIEWSKI BRIAN S NU WAY HOMES INC, GEROW JENNIE J, GEROW NORA E				21841	0057	08-31-2017	Q	I			334,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
				19346	0089	07-13-2012	U	I			281,887	00	2020	101 101	250,400 84,800	2019	101 101	234,300 82,300	2018	101 101	217,400 82,300				
				19039	0428	12-15-2011	U	I			80,000	1V													
				08871	0015	06-27-1994	U	V			1	1A													
				01820	0302	04-08-1946	U	I			0		Total		335200		Total		316600		Total		299700		
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) 257,700 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 342,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 342,500													
BUILDING PERMIT RECORD																									
Permit Id	Issue Date	Type	Description		Amount	Insp Date	% Comp	Date Comp		Comments										Date	Type	Is	Id	Cd	Purpose/Result
201103045	01-18-2012	2	DWELLING		154,500					OC 7/6/2012 30X24										07-03-2019			334	3	MEAS+INSPECTD
																				07-03-2012			400	25	OC VISIT
												06-22-2012			317	15	PERMIT VISIT								
												04-27-2012			317	3	MEAS+INSPECTD								
												06-11-1980			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				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	2.00	2 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	3	HARDWOOD	Adj Base Rate	94.76	
Interior Floor 2	4	CARPET	RCN	271,225	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2012	
AC Type	03	FULL	Effective Year Built	2013	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	5	
Total Rooms	5		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	0		Overall % Condition	95	
Extra Kitchen St			RCNLD	257,700	
FBM Sqft	474		Dep % Ovr		
FBM Quality	5		Dep Ovr Comment		
Fireplaces	1		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	712		25.55	18,193	
FFL	1ST FLOOR	712	712		128.12	91,220	
GAR	GARAGE	0	504		51.35	25,880	
OFP	OPEN PORCH	0	95		13.49	1,281	
SFL	2ND FLOOR	1,027	1,027		128.12	131,577	
WDK	WOOD DECK	0	168		18.30	3,075	
Ttl Gross Liv / Lease Area		1,739	3,218	2,117		271,225	

