

State Use 101
Print Date 11-03-2020 9:28:48 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																															
TRUONG NHAC D 40 WATERMAN AVE EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	287500		287,500																										
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	85600		85,600																										
												RESIDNTL.		101	600		600																										
				SUPPLEMENTAL DATA																																							
Alt Prcl ID SP Permit HO Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																																							
GIS ID F_377966_2853097												Total		373,700		373,700																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
TRUONG NHAC D GERACI,JOHN LANGONE FRANK J, LANGONE FRANK J,				17939		0498		08-11-2009		U		I		325,000		1		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																
				14329		0031		07-07-2004		U		V		82,000		1A		2020		101	280,400	2019	101	273,300	2018	101	277,900																
				8974		0103		10-20-1994		U		I		100		1A				101	85,600		101	83,000		101	83,000																
				05629		0466		06-11-1984		U		I		1,300		1E				101	600		101	600		101	600																
																		Total		366600	Total	356900	Total	361500																			
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																															
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int		APPRaised VALUE SUMMARY																									
Total				0.00																																							
ASSESSING NEIGHBORHOOD																Appraised BLDG. Value (Card) 287,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 600 Appraised Land Value (Bldg) 85,600 Special Land Value 0 Total Appraised Parcel Value 373,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 373,700																											
Nbhd		Nbhd Name				B				Tracing				Batch																													
0001										101				MA																													
NOTES																PL 276 PG 31 INC LAND TO 12000 SQ FT																											
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															
201803099		10-31-2018		12		REROOF		4,950		06-03-2019		100		06-03-2019		SUNROOM OVER E SEE NOTES		06-03-2019						400		15		PERMIT VISIT															
201803098		10-31-2018		62		SOLAR		22,215		06-03-2019		100		06-03-2019				05-11-2012						317		15		PERMIT VISIT															
201102808		10-24-2011		1		PORCH		4,200				0						03-13-2009						250		14		INSPECTED															
38		02-17-2005		10		SHED		5,000										11-09-2007						317		14		INSPECTED															
266		09-03-2004		2		DWELLING		175,000										12-21-2006						311		15		PERMIT VISIT															
																		12-21-2006				311		11		ENTRY DENIED																	
																		12-12-2005				311		15		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								12,000		SF		7.13		1.000		5		LAND		1.00		MA		1.00				0				1.000		7.13		85,600	
Total Card Land Units														0.275		AC		Parcel Total Land Area: 0.2755										Total Land Value										85,600					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	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	2	SOFTWOOD	Adj Base Rate	72.91	
Interior Floor 2	4	CARPET	RCN	368,583	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2004	
AC Type	03	FULL	Effective Year Built	2006	
Bedrooms	5		Depreciation Code	AG	
Full Baths	4		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %	12	
Total Rooms	11		Functional Obsol	10	
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	78	
Extra Kitchen St			RCNLD	287,500	
FBM Sqft	905		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	1		Misc Imp Ovr Comment		
Central Vac	1	YES	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
02	SHED/FR			L	120	7.48	2005	70	0.00	GD	A	1.00	600
SOL	Solar Panels	EX	Extra Fea	B		0.00	2018	78	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,810		17.90	32,401
CFL	CATHEDRAL CE	198	198		92.22	18,259
EFP	ENCL PORCH	0	220		26.85	5,907
FFL	1ST FLOOR	1,612	1,612		89.51	144,283
GAR	GARAGE	0	1,248		35.79	44,663
HST	HALF STORY	1,264	2,528		44.75	113,135
OFP	OPEN PORCH	0	160		8.95	1,432
PAT	PATIO	0	1,050		4.52	4,744
WDK	WOOD DECK	0	300		12.53	3,759
Ttl Gross Liv / Lease Area		3,074	9,126	4,118		368,583

