

State Use 101
Print Date 11-04-2020 12:07:26

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT												
CARRANO ALFONSO R CARRANO ANTONIETTA 41 BIRCH AVE EAST LONGMEADOW MA 01028 GIS ID F_377334_2853675												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW					
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	317800		317,800							
												RES LAND		101	85100		85,100							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	800		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#																
												Total		403,700		403,700								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
CARRANO ALFONSO R NGUYEN,THAO T NGUYEN,THAO T KOULIK,LEONID P CARNEVALE,ANTHONY				16163	0225	08-31-2006	U	I	405,000		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
				14892	0216	03-22-2005	U	I	1			2020	101	305,200	2019	101	297,200	2018	101	276,900				
				13585	0039	09-15-2003	U	I	260,000			101	85,100	101	82,700	101	82,700							
				12688	0236	11-01-2002	U	I	243,000			101	800	101	800									
				12511	0065	08-20-2002	U	I	65,000			1	Total	391100	Total	380700	Total	359600						
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			Appraised BLDG. Value (Card) 317,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 800 Appraised Land Value (Bldg) 85,100 Special Land Value 0 Total Appraised Parcel Value 403,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 403,700										
0001								101			MA													
NOTES																								
SUB DIV #901																								
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					
201803330		12-21-2018		91	INSULATION		1,600			0		OC 9/23/2003		03-26-2018			333	2	MEASURED					
2		01-24-2003		2	DWELLING		130,000							06-08-2005			250	22	MAILER SENT					
														01-20-2004			311	2	MEASURED					
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				11,116	SF	7.66	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.66	85,100		
Total Card Land Units							0.255	AC	Parcel Total Land Area: 0.2552							Total Land Value							85,100	

Account # 6615

Bldg # 1

Card # 1 of 1

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CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys Units	1.00 1	
MIXED USE		
Code	Description	Percentage
101	ONE FAM	100 0 0
COST / MARKET VALUATION		
Adj Base Rate		86.23
RCN		353,094
Net Other Adj		
Year Built		2003
Effective Year Built		2008
Depreciation Code		GD
Remodel Rating		
Year Remodeled		
Depreciation %		10
Functional Obsol		
External Obsol		
Cost Trend Factor		1
Condition		
% Complete		
Overall % Condition		90
RCNLD		317,800
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

/XF - BUILDING EXTRA FEATURES(B)							
Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
0.00	2015	60	0.00	AV	A	1.00	800

SUMMARY SECTION				
ing	Gross	Eff Area	Unit Cost	Undeprec Value
0	1,023		23.84	24,388
L,047	1,047		118.97	124,558
0	484		47.69	23,080
0	32		11.15	357
1,103	1,103		118.97	131,221
363	484		89.23	43,185
0	376		16.77	6,305
2,513	4,549	2,968		353,094

