

State Use 101
Print Date 11/3/2021 12:30:55 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																										
NGUYEN VINHHOA T 54 THOMPCKINS AV EAST LONGMEADOW MA 01028 GIS ID F_379256_2856091												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																			
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	145700		145,700																					
												RES LAND		101	91500		91,500																					
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1200		1,200																					
				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		238,400		238,400																										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																						
NGUYEN VINHHOA T MURRAY JAMES E				20938 03803		0039 0484		11-02-2015 05-24-1973		Q U		I I		207,500 0		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed												
																		2021	101	140,100	2020	101	124,900	2019	101	121,700												
																			101	84,800		101	84,800		101	82,300												
																			101	1,200		101	1,200		101	1,200												
				Total		0.00										Total	226,100	Total	210,900	Total	205,200																	
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																						
Year	Code	Description			Amount		Code	Description			YEAR		Amount		Comm Int																							
ASSESSING NEIGHBORHOOD																APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 145,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,200 Appraised Land Value (Bldg) 91,500 Special Land Value 0 Total Appraised Parcel Value 238,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 238,400																						
Nbhd		Nbhd Name			B			Tracing			Batch																											
0001								101			MA																											
NOTES																																						
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														
202000503		02-11-2020		62	SOLAR		22,971		06-01-2020		100		06-01-2020		SHED		06-01-2020					400	15	PERMIT VISIT														
201902262		06-24-2019		91	INSULATION		3,764				0						05-22-2018		05-22-2018					400	15	PERMIT VISIT												
201701986		07-07-2017		12	REROOF		8,660		05-22-2018		100		05-22-2018				04-22-2011		03-23-2004					317	3	MEAS+INSPCTD												
100		05-01-1990		MN	Manual Note		225										01-09-1991		09-28-1990					316	1	LEFT NOTICE												
																	01-09-1991		09-28-1990					107	15	PERMIT VISIT												
																	09-28-1990		05-12-1980					131	2	MEASURED												
																						500	3	MEAS+INSPCTD														
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	9.15	1.000	5	LAND	1.00	MA	1.00					0		1.000	9.15	91,500													
Total Card Land Units								0.23	AC	Parcel Total Land Area: 0.23								Total Land Value								91,500												

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	SPLIT ENT	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	1	
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	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	Percentage
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	4	CARPET	Adj Base Rate		108.71
Interior Floor 2			RCN		231,213
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1970
AC Type	03	FULL	Effective Year Built		1981
Bedrooms	3		Depreciation Code		AG
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		37
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		63
Extra Kitchen St			RCNLD		145,700
FBM Sqft	967		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		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
07	POOL A-C	OB	Outbuildi	L	18	69.00	1970	50	0.00	FR	A	1.00	600
02	SHED/FR			L	130	7.48	1990	60	0.00	AV	A	1.00	600
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2019	63	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
FFL	1ST FLOOR	1,338	1,338		130.78	174,979
LLV	LOWR LEVEL	0	1,488		32.69	48,649
PAT	PATIO	0	180		6.54	1,177
WDK	WOOD DECK	0	347		18.47	6,408
Ttl Gross Liv / Lease Area		1,338	3,353	1,768		231,213

