

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
TO TONG NGUYEN KELLY 81 BIRCH AVE EAST LONGMEADOW MA 01028												Description RESIDENTL. RES LAND		Code 101 101		Appraised 208800 91500		Assessed 208,800 91,500		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER																			
				DRAINAGE				VIEW		COMMUNITY																			
				SUPPLEMENTAL DATA																									
GIS ID F_376513_2853569				Mailed				Assoc Pid#		Total300,300300,300																			
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 MICHAEL A + ALEXOPOULOS THOMAS				21738		0480		06-27-2017		Q		I		247,500		00		Year		Code		Assessed		Year		Code		Assessed	
				20797		0082		07-22-2015		Q		I		209,900		00		2021		101		200,400		2020		101		192,700	
				09022		0194		12-21-1994		U		I		45,000		1		101		84,800		2019		101		82,300			
				08963		0009		10-06-1994		U		I		118,500		1													
				08963		0007		10-06-1994		U		V		96,000		1A													
														Total		285,200		Total		277,500		Total		269,900					
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 VALUE SUMMARY Appraised BLDG. Value (Card)208,800 Appraised Xf (B) Value (Bldg)0 Appraised Ob (B) Value (Bldg)0 Appraised Land Value (Bldg)91,500 Special Land Value0 Total Appraised Parcel Value300,300 Valuation MethodC Adjustment Net Total Appraised Parcel Value300,300																			
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	
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	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	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		100.44	
Interior Floor 1	4	CARPET	RCN		245,651	
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		208,800	
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		23.85	26,047	
FFL	1ST FLOOR	1,548	1,548		119.48	184,955	
GAR	GARAGE	0	280		47.79	13,382	
OFP	OPEN PORCH	0	60		11.95	717	
PAT	PATIO	0	628		5.90	3,704	
WDK	WOOD DECK	0	1,008		16.71	16,847	
Ttl Gross Liv / Lease Area		1,548	4,616	2,056		245,651	

