

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	268100		268,100												
												RES LAND		101	91500		91,500												
				DRAINAGE				VIEW		COMMUNITY																			
				SUPPLEMENTAL DATA																									
Alt Prcl ID SP Permit Chapter Land OC Dates 7/6/2012 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																									
GIS ID F_376116_2853392										Total 359,600 359,600																			
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	2021	101 101	257,700 84,800	2020	101 101	250,400 84,800	2019	101 101	234,300 82,300								
				19346	0089	07-13-2012	U	I			281,887	00																	
				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		342,500		Total		335,200		Total 316,600									
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) 268,100																	
												Appraised Xf (B) Value (Bldg) 0																	
												Appraised Ob (B) Value (Bldg) 0																	
												Appraised Land Value (Bldg) 91,500																	
												Special Land Value 0																	
												Total Appraised Parcel Value 359,600																	
												Valuation Method C																	
												Adjustment																	
												Net Total Appraised Parcel Value 359,600																	
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	
201103045		01-18-2012		2		DWELLING		154,500								OC 7/6/2012 30X24		07-03-2019						334		3		MEAS+INSPCTD	
																		07-03-2012						400		25		OC VISIT	
																		06-22-2012						317		15		PERMIT VISIT	
																		04-27-2012						317		3		MEAS+INSPCTD	
																		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	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	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	99.50	
Interior Floor 2	4	CARPET	RCN	282,162	
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	268,100	
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		26.58	18,926	
FFL	1ST FLOOR	712	712		133.28	94,898	
GAR	GARAGE	0	504		53.42	26,923	
OPF	OPEN PORCH	0	95		14.03	1,333	
SFL	2ND FLOOR	1,027	1,027		133.28	136,883	
WDK	WOOD DECK	0	168		19.04	3,199	
Ttl Gross Liv / Lease Area		1,739	3,218	2,117		282,162	

