

State Use 101
Print Date 11/9/2021 8:20:08 AM

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	331000		331,000												
												RES LAND		101	92000		92,000												
				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		423,800		423,800											
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			2021	101	317,800	2020	101	305,200	2019	101	297,200									
				13585	0039	09-15-2003	U	I	260,000			101	85,100	85,100	101	85,100	101	82,700											
				12688	0236	11-01-2002	U	I	243,000			101	800	800	101	800	101	800											
				12511	0065	08-20-2002	U	I	65,000			1	Total	403,700	Total	391,100	Total	380,700											
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														APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 331,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 800 Appraised Land Value (Bldg) 92,000 Special Land Value 0 Total Appraised Parcel Value 423,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 423,800															
Nbhd		Nbhd Name			B			Tracing			Batch																		
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	8.28	1.000	5	LAND	1.00	MA	1.00				0			1.000	8.28	92,000				
Total Card Land Units								0.26		AC	Parcel Total Land Area: 0.26								Total Land Value								92,000		

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	1.00	
Units	1	
MIXED USE		
Code	Description	Percentage
101	ONE FAM	100
		0
		0
COST / MARKET VALUATION		
Adj Base Rate		90.54
RCN		367,805
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		331,000
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

7 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		24.83	25,404
1,047	1,047		123.92	129,748
0	484		49.67	24,041
0	32		11.62	372
1,103	1,103		123.92	136,688
363	484		92.94	44,984
0	376		17.47	6,568
2,513	4,549	2,968		367,805

