

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
PHAM DUNG VAN + YEN HOANG 53 MELROSE AV EAST LONGMEADOW MA 01028 GIS ID F_377463_2852740												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	263700		263,700												
												RES LAND		101	91500		91,500												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	800		800												
				SUPPLEMENTAL DATA								Total		356,000		356,000													
				Alt Prcl ID SP Permit Chapter Land OC Dates 8/5/2015 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
PHAM DUNG VAN + YEN HOANG CARABETTA MICHAEL TURNER GEORGE E, HEIRS + DEVISEES O				20879		0431		09-22-2015		Q		I		302,000		00		Year		Code		Assessed		Year		Code		Assessed	
				18082		0389		11-19-2009		U		I		165,000		1V		2021		101		253,100		2020		101		243,000	
				00000		0000				U				0						101		84,800		2019		101		82,300	
				Total												Total		337,900		Total		327,800		Total		318,900			
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																					
0001						101		MA																					
NOTES																													
FY2012 SUB 1071 LOT 5 - PLAN 358-109																													

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		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		99.94
Interior Floor 1	3	HARDWOOD	RCN		271,812
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		2014
Heat Type	1	FORCED H/A	Effective Year Built		2015
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		3
Extra Fixtures			Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		97
Extra Kitchens			RCNLD		263,700
Extra Kitchen St			Dep % Ovr		
FBM Sqft	360		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac			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
02	SHED/FR			L	160	7.48	2020	70	0.00	GD	A	1.00	800
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2020	97	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	756		26.00	19,657
FFL	1ST FLOOR	756	756		130.18	98,415
GAR	GARAGE	0	456		51.96	23,692
OPF	OPEN PORCH	0	20		13.02	260
SFL	2ND FLOOR	972	972		130.18	126,533
WDK	WOOD DECK	0	180		18.08	3,254
Ttl Gross Liv / Lease Area		1,728	3,140	2,088		271,812

