

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
TO TONG NGUYEN KELLY 81 BIRCH AV EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	234500		234,500										
												RES LAND		101	100700		100,700										
				DRAINAGE				VIEW		COMMUNITY																	
				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#																			
GIS ID F_376513_2853569												Total		335,200		335,200											
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	Year		Code	Assessed
				20797 0082		07-22-2015		Q		I		209,900		00		2022		101	208,800	2021		101	200,400	2020		101	192,700
				09022 0194		12-21-1994		U		I		45,000		1				101	91,500			101	84,800			101	84,800
				08963 0009		10-06-1994		U		I		118,500		1													
				08963 0007		10-06-1994		U		V		96,000		1A													
				Total										Total		300,300		Total		285,200		Total		277,500			
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						Tracing				Batch															
0001								101				MA															
NOTES																Appraised BLDG. Value (Card) 234,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 100,700 Special Land Value 0 Total Appraised Parcel Value 335,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 335,200											
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 DWELLING				12-21-2007			317	15	PERMIT VISIT							
335	12-01-1994	MN	Manual Note		77,000										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	10.07	1.000	5	LAND	1.00	MA	1.00			0		1.000	10.07	100,700						
Total Card Land Units 0.23 AC																Parcel Total Land Area: 0.23			Total Land Value 100,700								

Property Location 81 BIRCH AV
 Vision ID 3223

Account # 3274

Map ID 3A/ 20/ C/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 12/12/2022 6:57:24 P

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		111.82
Interior Floor 1	4	CARPET	RCN		275,869
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		2006
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		234,500
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		26.01	28,408
FFL	1ST FLOOR	1,548	1,548		130.31	201,722
GAR	GARAGE	0	280		52.12	14,595
OFP	OPEN PORCH	0	60		13.03	782
PAT	PATIO	0	628		6.43	4,040
WDK	WOOD DECK	0	1,008		26.11	26,323
Ttl Gross Liv / Lease Area		1,548	4,616			275,869

