

State Use 101
Print Date 12-13-2022 12:00:16

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
CARRANO ALFONSO R CARRANO ANTONIETTA 41 BIRCH AV EAST LONGMEADOW MA 01028 GIS ID F_377334_2853675				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		367200		367,200															
												RES LAND		101		101300		101,300															
												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		469,300		469,300													
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		2022		101		331,000		2021		101		317,800		2020		101		305,200			
				13585 0039		09-15-2003		U		I		260,000		1		101		92,000		101		85,100		101		85,100							
				12688 0236		11-01-2002		U		I		243,000		1		101		800		101		800		101		800							
				12511 0065		08-20-2002		U		I		65,000		1		Total		423,800		Total		403,700		Total		391,100							
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												APPROAISED VALUE SUMMARY Appraised BLDG. Value (Card) 367,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 800 Appraised Land Value (Bldg) 101,300 Special Land Value 0 Total Appraised Parcel Value 469,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 469,300													
Nbhd		Nbhd Name				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	9.11	1.000	5	LAND	1.00	MA	1.00			0				1.000	9.11	101,300								
Total Card Land Units								0.26	AC	Parcel Total Land Area: 0.26								Total Land Value												101,300			

Property Location 41 BIRCH AV
Vision ID 6511

Account # 6615

Map ID 14A/ 96/ 2/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		101.57
Interior Floor 1	4	CARPET	RCN		408,022
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		2003
Heat Type	1	FORCED H/A	Effective Year Built		2011
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		10
Extra Fixtures	3		Functional Obsol		
Total Rooms	8		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		90
Extra Kitchens	0		RCNLD		367,200
Extra Kitchen St			Dep % Ovr		
FBM Sqft	767		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		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
07	POOL A-C	OB	Outbuildi	L	20	69.00	2015	60	0.00	AV	A	1.00	800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,023		27.35	27,975	
FFL	1ST FLOOR	1,047	1,047		136.46	142,876	
GAR	GARAGE	0	484		54.70	26,474	
OPF	OPEN PORCH	0	32		12.79	409	
SFL	2ND FLOOR	1,103	1,103		136.46	150,518	
TQS	3/4 STORY	363	484		102.35	49,536	
WDK	WOOD DECK	0	376		27.22	10,235	
Ttl Gross Liv / Lease Area		2,513	4,549			408,022	

