

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	288800		288,800															
												RES LAND		101	100700		100,700															
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	800		800															
				SUPPLEMENTAL DATA																												
				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#																								
												Total		390,300		390,300																
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 18082 00000		0431 0389 0000		09-22-2015 11-19-2009		Q U U		I I U		302,000 165,000 0		00 1V		Year		Code	Assessed		Year		Code	Assessed		Year		Code	Assessed	
																		2022		101	263,700		2021		101	253,100		2020		101	243,000	
																				101	91,500				101	84,800				101	84,800	
																				101	800											
														Total		356,000		Total		337,900		Total		327,800								
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																				
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int																

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmnt 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	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	112.12	
Interior Floor 1	3	HARDWOOD	RCN	300,877	
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built	2014	
Heat Type	1	FORCED H/A	Effective Year Built	2017	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %	4	
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	96	
Extra Kitchens			RCNLD	288,800	
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	96	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		28.63	21,645
FFL	1ST FLOOR	756	756		143.34	108,367
GAR	GARAGE	0	456		57.21	26,088
OPF	OPEN PORCH	0	20		14.33	287
SFL	2ND FLOOR	972	972		143.34	139,329
WDK	WOOD DECK	0	180		28.67	5,160
Ttl Gross Liv / Lease Area		1,728	3,140			300,877

