

State Use 101
Print Date 11/13/2023 7:09:23 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
PHILLIPS KENDRA L 77 WOOD AV EAST LONGMEADOW MA 01028 GIS ID F_374160_2855215												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	202400		202,400									
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	82600		82,600									
				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		285,000		285,000										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)											
PHILLIPS KENDRA L BGRS LLC KANG JUNG JAMBAZIAN BARBARA F				23328 0336		07-24-2020		Q		I		245,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				23327 0548		07-24-2020		U		I		1		1B	2023	101	185,300	2022	101	165,900	2021	101	158,800			
				20499 0391		11-14-2014		Q		I		140,000		U		101	75,100		101	68,300		101	63,200			
				01994 0186		06-08-1949		U		I		0			Total	260,400		Total	234,200		Total	222,000				
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																										
ASSESSING NEIGHBORHOOD												APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 202,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 82,600 Special Land Value 0 Total Appraised Parcel Value 285,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 285,000														
Nbhd			Nbhd Name			Tracing			Batch																	
0001						101			MF																	
NOTES																										
RECHECK 6/24 OR UPON CO INSPECTION																										
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				
202101250		04-12-2021		4	ADDITION		3,900		07-11-2023		0				FINISH ADDITION - EXPIRED-720 SF 2		07-06-2022			400	15	PERMIT VISIT				
201802886		09-25-2018		4	ADDITION		42,000		06-11-2020		50						07-01-2021			334	15	PERMIT VISIT				
201500329		02-11-2015		91	INSULATION		3,442		04-01-2016		0						06-11-2020			400	15	PERMIT VISIT				
																	05-30-2019			334	15	PERMIT VISIT				
																	06-18-2018			333	15	PERMIT VISIT				
																	03-03-2017			317	15	PERMIT VISIT				
																	04-01-2016			317	15	PERMIT VISIT				
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				5,500	SF	19.76	0.760	3	LAND	1.00	MF	1.00				0		1.000	15.02	82,600		
Total Card Land Units								0.13	AC	Parcel Total Land Area: 0.13								Total Land Value								82,600

CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage	0	
#Heat Sys	1.00	
Units	1	
MIXED USE		
Code	Description	Percentage
101	ONE FAM	100
		0
		0
COST / MARKET VALUATION		
Adj Base Rate		122.35
RCN		289,179
Net Other Adj		
Year Built		1945
Effective Year Built		1991
Depreciation Code		GD
Remodel Rating		
Year Remodeled		
Depreciation %		30
Functional Obsol		
External Obsol		
Cost Trend Factor		1
Condition		
% Complete		
Overall % Condition		70
RCNLD		202,400
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va

SUMMARY SECTION				
ng	Gross	Eff Area	Unit Cost	Undeprec Value
0	1,128		26.79	30,215
0	96		66.85	6,417
1,128	1,128		133.69	150,806
0	220		53.48	11,765
90	179		67.22	12,032
0	280		6.68	1,872
0	949		80.16	76,072
1,218	3,980			289,179

