

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
TRANG NGUYEN 39 MAYFAIR ST EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	171100		171,100										
												RES LAND		101	113700		113,700										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1100		1,100										
				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_379771_2856340												Total		285,900		285,900											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
TRANG NGUYEN				13777 0388		11-17-2003		U		I		195,000				Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed
ZHENG,QU				12618 0440		08-15-2002		U		I		1		1A		2023		101	157,400	2022		101	142,500	2021		101	136,800
ZHENG,QU				10638 0563		02-04-1999		U		I		1		1A				101	103,400			101	94,000			101	87,100
CHENG,LUNG KOON & FITZGERALD EUGENE A +,				10538 0237		11-23-1998		U		I		130,000						101	700			101	700			101	700
				02689 0349		07-16-1959		U		I		0				Total		261,500		Total		237,200		Total		224,600	
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																											
Nbhd		Nbhd Name				Tracing				Batch																	
0001						101				MA																	
NOTES																											
																Appraised BLDG. Value (Card)										171,100	
																Appraised Xf (B) Value (Bldg)										0	
																Appraised Ob (B) Value (Bldg)										1,100	
																Appraised Land Value (Bldg)										113,700	
																Special Land Value										0	
																Total Appraised Parcel Value										285,900	
																Valuation Method										C	
																Adjustment											
																Net Total Appraised Parcel Value										285,900	
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								
													09-26-2014				317	2	MEASURED								
													06-30-2004				328	16	FIELDREV CHG								
													03-31-2004				250	22	MAILER SENT								
													12-02-2003				274	2	MEASURED								
													05-16-1980				500	3	MEAS+INSPCTD								
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	RB				16,157 SF	7.04	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.04	113,700						
Total Card Land Units							0.37	AC	Parcel Total Land Area: 0.37							Total Land Value							113,700				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 Story	Units	1	
Foundation	1		MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
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		129.38
Interior Floor 1	3	HARDWOOD	RCN		271,555
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1959
Heat Type	3	FORCED H/W	Effective Year Built		1984
AC Type	03	FULL	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		171,100
Extra Kitchen St			Dep % Ovr		
FBM Sqft	734		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues	1		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
02	SHED/FR			L	85	12.00	1970	60	0.00	AV	A	1.00	600
19	PATIO			L	121	8.00	1970	50	0.00	FR	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,048		29.82	31,247
FFL	1ST FLOOR	1,330	1,330		148.80	197,900
GAR	GARAGE	0	672		59.56	40,026
OPF	OPEN PORCH	0	164		14.52	2,381
Ttl Gross Liv / Lease Area		1,330	3,214			271,555

