

State Use 101
Print Date 11/13/2023 11:23:22 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
NGUYEN HIEN PHU JR PHAN LAN TUYET 15 CHANNING RD SPRINGFIELD MA 01108 GIS ID F_374558_2853153												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		262000		262,000											
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		116300		116,300											
				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		378,300		378,300											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																
NGUYEN HIEN PHU JR RAHIL TAYYAB BOUDREAU CAROL A BOUDREAU VERNON M +, SMOLEN ROBERT				24846 0422		12-19-2022		Q	I	398,900		00	Year	Code	Assessed		Year	Code	Assessed		Year	Code	Assessed						
				20311 0400		06-12-2014		Q	I	258,000		00	2023	101	236,500		2022	101	213,500		2021	101	204,700						
				10333 0430		06-22-1998		U	I	1		1A		101	105,700			101	95,200			101	88,200						
				07094 0400		02-10-1989		U	I	182,000																			
				06086 0055		05-15-1986		U	V	35,000																			
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												APPRaised VALUE SUMMARY													
Nbhd		Nbhd Name					Tracing			Batch		Appraised BLDG. Value (Card)								262,000									
0001							101			NA		Appraised Xf (B) Value (Bldg)								0									
NOTES																				Appraised Ob (B) Value (Bldg)								0	
PARCEL F LOTS 59-60 FY91 AB 68																				Appraised Land Value (Bldg)								116,300	
																				Special Land Value								0	
																				Total Appraised Parcel Value								378,300	
																				Valuation Method								C	
																				Adjustment									
																				Net Total Appraised Parcel Value								378,300	
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						
201301460 206		04-19-2013 01-01-1986		91 MN	INSULATION Manual Note		1,730							SFR		07-17-2014 06-04-2013 10-02-2006 04-07-2004 04-06-2004 05-06-1992 08-09-1990		01			317 105 250 250 316 107 131	3 15 22 22 2 22 2	MEAS+INSPCTD PERMIT VISIT MAILER SENT MAILER SENT MEASURED MAILER SENT 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				10,000		SF	11.08	1.050	6	LAND	1.00	NA	1.00			0			1.000	11.63	116,300				
Total Card Land Units								0.23		AC	Parcel Total Land Area: 0.23								Total Land Value								116,300		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	0	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE			
Exterior Wall 1	4	VINYL	MIXED USE		
Exterior Wall 2			Code	Description	
Roof Structure	1	GABLE	101	ONE FAM	
Roof Cover	1	ASPHALT SH		100	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2				0	
Interior Floor 1	3	HARDWOOD	COST / MARKET VALUATION		
Interior Floor 2	15	LAMINATE	Adj Base Rate		117.48
Heat Fuel	2	GAS	RCN		331,627
Heat Type	1	FORCED H/A	Net Other Adj		
AC Type	03	FULL	Year Built		1986
Bedrooms	3		Effective Year Built		2000
Full Baths	2		Depreciation Code		GD
Half Baths	1		Remodel Rating		
Extra Fixtures	2		Year Remodeled		
Total Rooms	6		Depreciation %		21
Bath Style	G	GOOD	Functional Obsol		
Half Bath Style	G	GOOD	External Obsol		
Kitchens	1		Cost Trend Factor		1
Kitchen Style	G	GOOD	Condition		
Extra Kitchens	0		% Complete		
Extra Kitchen St	N	NONE	Overall % Condition		79
FBM Sqft	224		RCNLD		262,000
FBM Quality	3		Dep % Ovr		
Fireplaces	0		Dep Ovr Comment		
WS Flues	0		Misc Imp Ovr		
Central Vac	1	YES	Misc Imp Ovr Comment		
Frame	1	WOOD	Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,114		26.74	29,784	
EFB	ENCL PORCH	0	170		66.78	11,353	
FFL	1ST FLOOR	1,114	1,114		133.56	148,785	
GAR	GARAGE	0	528		53.37	28,181	
PAT	PATIO	0	96		6.96	668	
TQS	3/4 STORY	794	1,058		100.23	106,046	
WDK	WOOD DECK	0	256		26.61	6,812	
Ttl Gross Liv / Lease Area		1,908	4,336			331,627	

