

State Use 101
Print Date 11/14/2023 9:00:47 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT										
NGUYEN CHRIS DANG TRJEU T 47 SCHUYLER DR EAST LONGMEADOW MA 01028 GIS ID F_375500_2845630												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW			
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	199500		199,500					
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	100400		100,400					
												RESIDNTL.		101	7200		7,200					
				SUPPLEMENTAL DATA																		
Alt Prcl ID						Received																
SP Permit						NIA																
Chapter Land						Field 8																
OC Dates						Field 9																
In+Ex FY						Field 10																
Mailed						Assoc Pid#								Total		307,100		307,100				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)									
NGUYEN CHRIS KELLEY JAMES R OSBORNE LEON A + SANDRA E,CO-TRUST OSBORNE LEON A + SANDRA E, BENTON ASSOCIATES INC				22759	0031	07-17-2019	Q	I	250,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
				16902	0021	08-29-2007	U	I	252,000		1A	2023	101	187,700	2022	101	169,700	2021	101	162,900		
				13370	0003	07-12-2003	U	I	1			101	91,300	101	83,000	101	76,800					
				08925	0576	08-26-1994	U	I	117,900			101	6,200	101	6,200	101	6,200					
				00000	0000		U		0			Total	285,200		Total	258,900		Total	245,900			
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)						199,500		
0001							101				NF			Appraised Xf (B) Value (Bldg)						0		
NOTES SUB DIV #718												Appraised Ob (B) Value (Bldg)						7,200				
												Appraised Land Value (Bldg)						100,400				
												Special Land Value						0				
												Total Appraised Parcel Value						307,100				
												Valuation Method						C				
												Adjustment										
												Net Total Appraised Parcel Value						307,100				
												BUILDING PERMIT RECORD										
Permit Id		Issue Date		Type	Description		Amount	Insp Date		% Comp	Date Comp		Comments		Date		Type	Is	Id	Cd	Purpose/Result	
202101438		04-20-2021		62	SOLAR		19,100	06-28-2021		100	06-28-2021		SUNROOM BMT REC RM OC 1 DWELLING		06-28-2021				400	15	PERMIT VISIT	
202100725		03-05-2021		12	REROOF		9,500	06-28-2021		100	06-28-2021				12-04-2015				317	2	MEASURED	
254		08-01-2005		1	PORCH		21,000			0					12-05-2005				311	15	PERMIT VISIT	
151		06-23-2003		8	RENOVATION		6,000								04-27-2004				317	14	INSPECTED	
189		07-01-1994		MN	Manual Note		63,100								04-05-2004				AO	22	MAILER SENT	
															03-25-2004				311	2	MEASURED	
													01-27-2004		311	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	RA				4,629 SF		21.69	1.000	4	LAND	1.00	NF	1.00			0		1.000	21.69	100,400
Total Card Land Units							0.11 AC	Parcel Total Land Area: 0.11							Total Land Value							100,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	137.94	
Interior Floor 2			RCN	240,321	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1994	
AC Type	03	FULL	Effective Year Built	2004	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	17	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	83	
Extra Kitchen St			RCNLD	199,500	
FBM Sqft	487		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	Cost to Cure Ovr		
Frame	1	WOOD	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
03	GARAGE	OB	Outbuildi	L	299	32.00	1994	60	0.00	AV	A	1.00	5,700
19	PATIO			L	322	8.00	2009	60	0.00	AV	A	1.00	1,500
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2021	83	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	696		31.31	21,790	
EFB	ENCL PORCH	0	144		78.38	11,287	
FFL	1ST FLOOR	696	696		156.77	109,109	
SFL	2ND FLOOR	626	626		156.77	98,135	
Ttl Gross Liv / Lease Area		1,322	2,162			240,321	

