

State Use 101
Print Date 11-18-2024 8:33:42 A

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		219500		219,500																			
				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		302,100		302,100																					
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		2024		101		202,400		2023		101		185,300		2022		101		165,900					
				20499 0391		11-14-2014		Q		I		140,000		U				101		82,600				101		75,100				101		68,300					
				01994 0186		06-08-1949		U		I		0				Total		285,000		Total		260,400		Total		234,200											
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			MF																									
NOTES																																					
																		APPRaised VALUE SUMMARY																			
																		Appraised BLDG. Value (Card)										219,500									
																		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																		302,100																			
Valuation Method																		C																			
Adjustment																																					
Net Total Appraised Parcel Value																		302,100																			
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		03-20-2024		0				FINISH ADDITION -		03-20-2024						334		2		MEASURED									
201802886		09-25-2018		4		ADDITION		42,000		06-11-2020		50				EXPIRED-720 SF 2		07-06-2022						400		15		PERMIT VISIT									
201500329		02-11-2015		91		INSULATION		3,442		04-01-2016		0						07-01-2021						334		15		PERMIT VISIT									
																		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									
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
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage	0	
Units	1	
MIXED USE		
Code	Description	Percentage
101	ONE FAM	100
		0
		0
COST / MARKET VALUATION		
Adj Base Rate		133.65
RCN		313,621
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		219,500
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

[illegible]

SUMMARY SECTION				
ng	Gross	Eff Area	Unit Cost	Undeprec Value
0	1,128		29.05	32,769
0	96		72.50	6,960
1,128	1,128		144.99	163,553
0	220		58.00	12,759
90	179		72.90	13,049
0	280		7.25	2,030
0	949		86.93	82,501
1,218	3,980			313,621

