

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
TRUONG NHAC D 40 WATERMAN AVE EAST LONGMEADOW MA 01028 GIS ID F_377966_2853097 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	375800		375,800								
												RES LAND		101	111800		111,800								
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1000		1,000								
				SUPPLEMENTAL DATA																					
				Alt Prcl ID SP Permit HO Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																	
				Total										488,600		488,600									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)												
TRUONG NHAC D GERACI,JOHN LANGONE FRANK J, LANGONE FRANK J,				17939	0498	08-11-2009	U	I	325,000			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				14329	0031	07-07-2004	U	V	82,000		1	2024	101	353,000	2023	101	329,500	2022	101	299,200					
				08974	0103	10-20-1994	U	I	100		1A		101	111,800		101	101,600		101	92,400					
				05629	0466	06-11-1984	U	I	1,300		1E		101	1,000		101	600		101	600					
												Total	465,800	Total		431,700		Total		392,200					
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												APPRAISED VALUE SUMMARY									
Nbhd		Nbhd Name							Tracing		Batch														
0001									101		MA														
NOTES																									
PL 276 PG 31 INC LAND TO 12000 SQ FT																									
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		
201803099		10-31-2018		12	REROOF		4,950		06-03-2019		100	06-03-2019		SUNROOM OVER E		12-01-2021					334	2	MEASURED		
201803098		10-31-2018		62	SOLAR		22,215		06-03-2019		100	06-03-2019				06-03-2019					400	15	PERMIT VISIT		
201102808		10-24-2011		1	PORCH		4,200				0					05-11-2012					317	15	PERMIT VISIT		
38		02-17-2005		10	SHED		5,000									03-13-2009					250	14	INSPECTED		
266		09-03-2004		2	DWELLING		175,000							SEE NOTES		11-09-2007					317	14	INSPECTED		
																12-21-2006					311	15	PERMIT VISIT		
																12-21-2006					311	11	ENTRY DENIED		
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				12,000		SF	9.32	1.000	5	LAND	1.00	MA	1.00			0			1.000	9.32	111,800
Total Card Land Units								0.28	AC	Parcel Total Land Area: 0.28									Total Land Value						111,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.75	1 3/4 STORIES	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	2	SOFTWOOD	Adj Base Rate	101.95	
Interior Floor 2	4	CARPET	RCN	494,491	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2004	
AC Type	03	FULL	Effective Year Built	2007	
Bedrooms	5		Depreciation Code	AG	
Full Baths	4		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %	14	
Total Rooms	11		Functional Obsol	10	
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	76	
Extra Kitchen St			RCNLD	375,800	
FBM Sqft	905		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		Cost to Cure Ovr		
WS Flues	1		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
02	SHED/FR			L	120	12.00	2005	70	0.00	GD	A	1.00	1,000
SOL	Solar Panels	EX	Extra Fea	B		0.00	2018	76	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION											
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value					
BMT	BASEMENT	0	1,810		23.66	42,824					
CFL	CATHEDRAL CE	198	198		121.88	24,133					
EFP	ENCL PORCH	0	220		59.15	13,013					
FFL	1ST FLOOR	1,612	1,612		118.30	190,698					
GAR	GARAGE	0	1,248		47.30	59,031					
HST	HALF STORY	1,264	2,528		59.15	149,530					
OFP	OPEN PORCH	0	160		11.83	1,893					
PAT	PATIO	0	1,050		5.97	6,270					
WDK	WOOD DECK	0	300		23.66	7,098					
Ttl Gross Liv / Lease Area		3,074	9,126			494,491					

