

State Use 101
Print Date 11/22/2024 11:54:54 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		215700		215,700																							
												RES LAND		101		100400		100,400																							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		7200		7,200																							
				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		323,300		323,300																							
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				2024		101		199,500		2023		101		187,700		2022		101		169,700									
				13370 0003		07-12-2003		U		I		1		1A				101		100,400				101		91,300		101		83,000											
				08925 0576		08-26-1994		U		I		117,900						101		7,200				101		6,200		101		6,200											
				00000 0000				U				0																													
				Total												Total		307,100		Total		285,200		Total		258,900															
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																							
																		Appraised BLDG. Value (Card)										215,700													
																		Appraised Xf (B) Value (Bldg)										0													
																		Appraised Ob (B) Value (Bldg)										7,200													
																		Appraised Land Value (Bldg)										100,400													
																		Special Land Value										0													
																		Total Appraised Parcel Value										323,300													
																		Valuation Method										C													
																		Adjustment																							
																		Net Total Appraised Parcel Value										323,300													
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													
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	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
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	150.67	
Interior Floor 2			RCN	259,836	
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	215,700	
FBM Sqft	487		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			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		33.85	23,560
EFP	ENCL PORCH	0	144		84.75	12,204
FFL	1ST FLOOR	696	696		169.50	117,969
SFL	2ND FLOOR	626	626		169.50	106,104
Ttl Gross Liv / Lease Area		1,322	2,162			259,836

