

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT									
CARRANO ALFONSO R CARRANO ANTONIETTA 41 BIRCH AV EAST LONGMEADOW MA 01028 GIS ID F_377334_2853675 Mailed												Description RESIDNTL. RES LAND		Code 101 101		Appraised 421600 111400		Assessed 421,600 111,400		1006 EAST LONGMEADOW	
				TOPO WET		EASEMENT		TRAFFIC		CORNER											
				DRAINAGE				VIEW		COMMUNITY											
				SUPPLEMENTAL DATA																	
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY						Received NIA Field 8 Field 9 Field 10 Assoc Pid#															
Total												533,000		533,000							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)								
CARRANO ALFONSO R NGUYEN,THAO T NGUYEN,THAO T KOULIK,LEONID P CARNEVALE,ANTHONY				16163 0225		08-31-2006		U	I	405,000		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				14892 0216		03-22-2005		U	I	1		2024	101	394,800	2023	101	367,200	2022	101	331,000	
				13585 0039		09-15-2003		U	I	260,000		1	101	111,400	101	101,300	101	92,000			
				12688 0236		11-01-2002		U	I	243,000		1	101	800	101	800	101	800			
				12511 0065		08-20-2002		U	I	65,000		1	Total	507,000	Total	469,300	Total	423,800			
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			MA										
NOTES																					

Account # 6615

Bldg # 1

Card # 1 of 1

State Use 101
Print Date 11/25/2024 7:09:54 A

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	B-	GOOD (-)	Bsmt Garage	0	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		122.23
Interior Floor 1	4	CARPET	RCN		479,062
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		2003
Heat Type	1	FORCED H/A	Effective Year Built		2009
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		12
Extra Fixtures	3		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		88
Extra Kitchens	0		RCNLD		421,600
Extra Kitchen St	N	NONE	Dep % Ovr		
FBM Sqft	767		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	1		Cost to Cure Ovr Comment		
WS Flues	0				

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,023		32.11	32,849
FFL	1ST FLOOR	1,047	1,047		160.22	167,753
GAR	GARAGE	0	484		64.22	31,083
OFP	OPEN PORCH	0	32		15.02	481
SFL	2ND FLOOR	1,103	1,103		160.22	176,724
TQS	3/4 STORY	363	484		120.17	58,160
WDK	WOOD DECK	0	376		31.96	12,011
Ttl Gross Liv / Lease Area		2,513	4,549			479,062

