

State Use 101
Print Date 11/25/2024 7:53:34 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
PHAM DUNG VAN + YEN HOANG 53 MELROSE AV EAST LONGMEADOW MA 01028 GIS ID F_377463_2852740												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		331900		331,900													
												RES LAND		101		110800		110,800													
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		1300		1,300													
				SUPPLEMENTAL DATA																											
				Alt Prcl ID SP Permit Chapter Land OC Dates 8/5/2015 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		444,000		444,000													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
PHAM DUNG VAN + YEN HOANG CARABETTA MICHAEL TURNER GEORGE E,HEIRS + DEVISEES O				20879 0431 18082 0389 00000 0000		09-22-2015 11-19-2009		Q U I I U U		302,000 165,000 0		00 1V		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
														2024		101		310,600		2023		101		288,800		2022		101		263,700	
																101		110,800				101		100,700				101		91,500	
																101		1,300				101		800				101		800	
														Total				422,700		Total				390,300		Total				356,000	
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																															
FY2012 SUB 1071 LOT 5 - PLAN 358-109																															
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			
202002536		09-16-2020		62		SOLAR		29,000		06-28-2021		100		06-28-2021		OC 8/5/2015 170		06-28-2021		01				400		15		PERMIT VISIT			
201302290		07-15-2013		2		DWELLING		137,000		05-12-2014		100		05-01-2015				08-17-2015						400		25		OC VISIT			
																		06-19-2015						317		15		PERMIT VISIT			
																		05-01-2015						317		2		MEASURED			
																		03-17-2015						105		15		PERMIT VISIT			
																		05-12-2014						105		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				10,000	SF	11.08	1.000	5	LAND	1.00	MA	1.00			0		1.000	11.08	110,800								
Total Card Land Units								0.23		AC	Parcel Total Land Area: 0.23								Total Land Value								110,800				

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	C+	AVG. (+)	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	3	HARDWOOD	Adj Base Rate	134.92	
Interior Floor 2			RCN	353,042	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2014	
AC Type	03	FULL	Effective Year Built	2015	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures			Depreciation %	6	
Total Rooms	6		Functional Obsol		
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			Overall % Condition	94	
Extra Kitchen St			RCNLD	331,900	
FBM Sqft	360		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		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
02	SHED/FR			L	160	12.00	2020	70	0.00	GD	A	1.00	1,300
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2020	94	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	756		33.59	25,397	
FFL	1ST FLOOR	756	756		168.20	127,156	
GAR	GARAGE	0	456		67.13	30,612	
OPF	OPEN PORCH	0	20		16.82	336	
SFL	2ND FLOOR	972	972		168.20	163,486	
WDK	WOOD DECK	0	180		33.64	6,055	
Ttl Gross Liv / Lease Area		1,728	3,140			353,042	

