

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
NGO NGA VAN NGUYEN HANH THI BICH 165 BRAEBURN RD EAST LONGMEADOW MA 01028 GIS ID F_374826_2854096 Mailed												Description		Code	Appraised			Assessed		1006 EAST LONGMEADOW											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	402000			402,000													
												RES LAND		101	84400			84,400													
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	6000			6,000													
																Total			492,400			492,400									
														Total			492,400														
Alt Prcl ID				SP Permit				Received																							
Chapter Land				OC Dates 12/14/2012				Field 8																							
In+Ex FY								Field 9																							
								Field 10																							
								Assoc Pid#																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
NGO NGA VAN				25976 0146		08-06-2025		Q		I		575,000		00		Year		Code	Assessed	Year		Code	Assessed	Year		Code	Assessed				
TRIVISONNO JOSEPH				24218 0484		11-01-2021		Q		I		450,000		00		2025		101	377,000	2024		101	349,900	2023		101	322,600				
LABONTE RYAN M				19638 0413		02-12-2013		Q		I		325,000		00				101	84,400			101	84,400			101	76,800				
ROOSEVELT HILL LLC,				18852 0068		07-22-2011		U		I		225,000		1K				101	6,000			101	6,000			101	4,200				
REL ROMAN CATHOLIC BISHOP OF,SPRING				04107 0179		03-11-1975		U		I		0				Total		467,400		Total		440,300		Total		403,600					
EXEMPTIONS								OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor													
Year		Code		Description				Amount		Code		Description				YEAR		Amount		Comm Int											

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	
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	142.01	
Interior Floor 2	4	CARPET	RCN	427,648	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2012	
AC Type	03	FULL	Effective Year Built	2019	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		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	0		Overall % Condition	94	
Extra Kitchen St	N	NONE	RCNLD	402,000	
FBM Sqft	728		Dep % Ovr		
FBM Quality	5		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues	0		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
08	POOL A-O			L	24	69.00	2020	70	0.00	GD	A	1.00	1,200
22	WOOD DK			L	460	15.00	2020	70	0.00	GD	A	1.00	4,800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	848		37.93	32,168	
CFL	CATHEDRAL CE	122	122		195.43	23,842	
FFL	1ST FLOOR	754	754		189.22	142,675	
GAR	GARAGE	0	444		75.86	33,682	
OPF	OPEN PORCH	0	126		19.52	2,460	
PAT	PATIO	0	150		10.09	1,514	
SFL	2ND FLOOR	982	982		189.22	185,819	
WDK	WOOD DECK	0	144		38.11	5,488	
Ttl Gross Liv / Lease Area		1,858	3,570			427,648	

