

State Use 101
Print Date 11/19/2025 9:07:22 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
TU HUNG T NGUYEN DUyen NGOC 371 PEASE RD EAST LONGMEADOW MA 01028												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		444700		444,700															
												RES LAND		101		129600		129,600															
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		3800		3,800															
				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		578,100		578,100													
GIS ID F_380748_2841685																																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
TU HUNG T TU HUNG T TU HUNG T FRANCIOSA THOMAS J HALON FRED J				25569 0130		09-12-2024		U		I		100		1F		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				25565 0092		09-09-2024		U		I		100		1A		2025		101		415,600		2024		101		388,500		2023		101		356,400	
				20425 0463		09-15-2014		Q		I		374,900		00				101		129,600				101		129,600				101		117,000	
				08597 0312		10-18-1993		U		I		1		1A				101		3,800				101		3,800				101		3,600	
				00000 0000						U		0																					
																Total		549,000		Total		521,900		Total		477,000							
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										APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 444,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 3,800 Appraised Land Value (Bldg) 129,600 Special Land Value 0 Total Appraised Parcel Value 578,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 578,100																	
Nbhd		Nbhd Name				Tracing		Batch																									
0001						101		MG																									
NOTES																																	
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					
201500463		09-01-2015		91		INSULATION		2,000								POOL W/DECKS		11-07-2014						317		2		MEASURED					
228		08-07-2000		11		POOL		8,000								DWELLING		12-04-2003						274		3		MEAS+INSPCTD					
316		11-01-1992		MN		Manual Note		100,000										05-10-2001						247		2		MEASURED					
																		01-22-2001						247		15		PERMIT VISIT					
																		01-27-1994						105		15		PERMIT VISIT					
																		02-10-1993						131		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				28,000	SF	4.29	1.200	7	LAND	1.00	MG	1.00				0	TRF2	0.9	1.000	4.63	129,600								
Total Card Land Units								0.64	AC	Parcel Total Land Area: 0.64								Total Land Value										129,600					

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+	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	2	HIP	Percentage		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	111.41	
Interior Floor 2	3	HARDWOOD	RCN	542,266	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1993	
AC Type	03	FULL	Effective Year Built	2007	
Bedrooms	3		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %	18	
Total Rooms	8		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	82	
Extra Kitchen St			RCNLD	444,700	
FBM Sqft			Dep % Ovr		
FBM Quality			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
2	GAZEBO			L	100	20.00	2000	70	0.00	GD	G	1.25	1,800
08	POOLA-O			L	33	69.00	2000	70	0.00	GD	G	1.25	2,000

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
ATC	ATTIC	105	420		33.37	14,014
BMT	BASEMENT	0	1,775		26.69	47,380
FFL	1ST FLOOR	1,775	1,775		133.46	236,899
GAR	GARAGE	0	864		53.45	46,179
SFL	2ND FLOOR	1,216	1,216		133.46	162,293
WDK	WOOD DECK	0	1,329		26.71	35,502
Ttl Gross Liv / Lease Area		3,096	7,379			542,266

