

State Use 101
Print Date 11/19/2025 9:20:13 A

CURRENT OWNER						TOPO TYPE			UTILITY		STREET		LOCATION		CURRENT ASSESSMENT										
TRANG NGUYEN 39 MAYFAIR ST EAST LONGMEADOW MA 01028 GIS ID F_379771_2856340																Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW		
						TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	203100		203,100						
						DRAINAGE				VIEW		COMMUNITY		RES LAND		101	113700		113,700						
														RESIDNTL.		101	1100		1,100						
						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		317,900		317,900							
RECORD OF OWNERSHIP						BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
TRANG NGUYEN ZHENG,QU ZHENG,QU CHENG,LUNG KOON & FITZGERALD EUGENE A +,						13777	0388	11-17-2003	U	I	195,000		1A 1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
						12618	0440	08-15-2002	U	I	1			2025	101	184,800	2024	101	171,100	2023	101	157,400			
						10638	0563	02-04-1999	U	I	1			101	113,700	101	113,700	101	103,400						
						10538	0237	11-23-1998	U	I	130,000			101	1,100	101	1,100	101	700						
						02689	0349	07-16-1959	U	I	0			Total	299,600		Total	285,900		Total	261,500				
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									
Nbhd		Nbhd Name						Tracing		Batch		Appraised BLDG. Value (Card)								203,100					
0001								101		MA		Appraised Xf (B) Value (Bldg)								0					
						NOTES										Appraised Ob (B) Value (Bldg)								1,100	
																Appraised Land Value (Bldg)								113,700	
																Special Land Value								0	
																Total Appraised Parcel Value								317,900	
																Valuation Method								C	
																Adjustment									
																Net Total Appraised Parcel Value								317,900	
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				
																09-26-2014			317	2	MEASURED				
																06-30-2004			328	16	FIELDREV CHG				
																03-31-2004			250	22	MAILER SENT				
																12-02-2003			274	2	MEASURED				
																05-16-1980			500	3	MEAS+INSPECTD				
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	RB				16,157 SF	7.04	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.04	113,700				
Total Card Land Units							0.37 AC	Parcel Total Land Area: 0.37							Total Land Value							113,700			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.00	1 Story	Units	1	
Foundation	1		MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	157.25	
Interior Floor 1	3	HARDWOOD	RCN	322,417	
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built	1959	
Heat Type	3	FORCED H/W	Effective Year Built	1988	
AC Type	03	FULL	Depreciation Code	AG	
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %	37	
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	63	
Extra Kitchens	0		RCNLD	203,100	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	734		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	0		Cost to Cure Ovr Comment		
WS Flues	1				

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	85	12.00	1970	60	0.00	AV	A	1.00	600
19	PATIO			L	121	8.00	1970	50	0.00	FR	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,048		35.40	37,100	
FFL	1ST FLOOR	1,330	1,330		176.67	234,967	
GAR	GARAGE	0	672		70.72	47,523	
OPF	OPEN PORCH	0	164		17.24	2,827	
Ttl Gross Liv / Lease Area		1,330	3,214			322,417	

