

State Use 101
Print Date 11/17/2025 8:37:51 A

CURRENT OWNER						TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
NGUYEN VINHHOA T 54 THOMPCKINS AV EAST LONGMEADOW MA 01028 GIS ID F_379256_2856091														Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW														
						TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	206400		206,400																
														RES LAND		101	110800		110,800																
						DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1500		1,500																
						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		318,700		318,700																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																						
NGUYEN VINHHOA T MURRAY JAMES E				20938 03803	0039 0484	11-02-2015 05-24-1973	Q U	I I	207,500 0	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																
											2025	101	184,900	2024	101	171,400	2023	101	157,800																
												101	110,800		101	110,800		101	100,700																
												101	1,500		101	1,500		101	1,200																
Total					297,200		Total		283,700		Total		259,700																						
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																																			
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												
202000503		02-11-2020		62	SOLAR		22,971		06-01-2020		100	06-01-2020		SHED		06-01-2020					400	15	PERMIT VISIT												
201902262		06-24-2019		91	INSULATION		3,764		05-22-2018		0	05-22-2018				05-22-2018					400	15	PERMIT VISIT												
201701986		07-07-2017		12	REROOF		8,660				04-22-2011					317	3				MEAS+INSPCTD														
100		05-01-1990		MN	Manual Note		225				03-23-2004					316	1				LEFT NOTICE														
											01-09-1991					107	15				PERMIT VISIT														
									09-28-1990		131	2	MEASURED																						
									05-12-1980		500	3	MEAS+INSPCTD																						
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	18	SPLIT ENT	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	1	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	Percentage
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	4	CARPET	Adj Base Rate	161.40	
Interior Floor 2			RCN	327,597	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1970	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	3		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	206,400	
FBM Sqft	967		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		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
07	POOL A-C	OB	Outbuildi	L	18	69.00	1970	50	0.00	FR	A	1.00	600
02	SHED/FR			L	130	12.00	1990	60	0.00	AV	A	1.00	900
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2019	63	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
FFL	1ST FLOOR	1,338	1,338		183.22	245,148
LLV	LOWR LEVEL	0	1,488		45.80	68,158
PAT	PATIO	0	180		9.16	1,649
WDK	WOOD DECK	0	347		36.43	12,642
Ttl Gross Liv / Lease Area		1,338	3,353			327,597

