

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
NGUYEN HONG HUA DUYN HONG MY 239 BRAEBURN RD EAST LONGMEADOW MA 01028 GIS ID F_374973_2852615												Description RESIDENTL. RES LAND		Code 101 101		Appraised 278300 86100		Assessed 278,300 86,100		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER																	
				DRAINAGE				VIEW		COMMUNITY																	
				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		364,400		364,400											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)														
NGUYEN HONG MARTIN MAURICE D				25330 05853		0204 0353		02-26-2024 07-16-1985		Q U	I I	410,000 20		00	Year	Code	Assessed		Year	Code	Assessed		Year	Code	Assessed		
															2025	101 101	249,700 86,100		2024	101 101	227,100 86,100		2023	101 101	211,700 78,300		
				Total											Total	335,800	Total		313,200		Total		290,000				
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description			Amount		Code	Description			YEAR		Amount		Comm Int												
ASSESSING NEIGHBORHOOD																		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 278,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 86,100 Special Land Value 0 Total Appraised Parcel Value 364,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 364,400									
Nbhd		Nbhd Name			Tracing			Batch																			
0001					101			MF																			
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		
B-24-620 173		09-17-2024 06-01-1987		62 MN	SOLAR Manual Note			25,436 90,000		05-21-2025		100	12-04-2024		33 PANELS SPLIT ENT			05-21-2025					450	15	PERMIT VISIT		
																		03-14-2024					334	2	MEASURED		
																		03-06-2018					333	2	MEASURED		
																		04-06-2004					250	22	MAILER SENT		
																		04-02-2004					316	2	MEASURED		
																		08-16-1990					131	3	MEAS+INSPCTD		
11-16-1988					107	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		RB				15,049		SF	7.52	0.760	3	LAND	1.00	MF	1.00			0			1.000	5.72	86,100		
Total Card Land Units								0.35	AC	Parcel Total Land Area: 0.35				Total Land Value										86,100			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	18	SPLIT ENT	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	2	
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	156.34	
Interior Floor 2	3	HARDWOOD	RCN	352,259	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1987	
AC Type	03	FULL	Effective Year Built	2004	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	21	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	N	NONE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	79	
Extra Kitchen St	N	NONE	RCNLD	278,300	
FBM Sqft	589		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
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2025	79	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	1,544	1,544		179.54	277,211	
LLV	LOWR LEVEL	0	1,456		44.89	65,353	
PAT	PATIO	0	64		8.42	539	
WDK	WOOD DECK	0	256		35.77	9,157	
Ttl Gross Liv / Lease Area		1,544	3,320			352,259	

