

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
CHO YONG K CHO ISABEL SUNGHEE 96 BIRCH AV EAST LONGMEADOW MA 01028 GIS ID F_376116_2853392										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	364900				364,900							
												RES LAND		101	110800				110,800							
				DRAINAGE				VIEW		COMMUNITY																
				SUPPLEMENTAL DATA								Total		475,700		475,700										
				Alt Prcl ID SP Permit Chapter Land OC Dates 7/6/2012 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
CHO YONG K KOZNIEWSKI BRIAN S NU WAY HOMES INC, GEROW JENNIE J, GEROW NORA E				21841	0057	08-31-2017	Q	I			334,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				19346	0089	07-13-2012	U	I			281,887	00	2025	101 101	342,200 110,800	2024	101 101	317,500 110,800	2023	101 101	292,700 100,700					
				19039	0428	12-15-2011	U	I			80,000	1V														
				08871	0015	06-27-1994	U	V			1	1A														
				01820	0302	04-08-1946	U	I			0															
												Total		453,000		Total		428,300		Total		393,400				
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												Appraised BLDG. Value (Card) 364,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 110,800 Special Land Value 0 Total Appraised Parcel Value 475,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 475,700														
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				
201103045		01-18-2012		2	DWELLING		154,500								OC 7/6/2012 30X24		03-12-2024			334	2	MEASURED				
																	07-03-2019			334	3	MEAS+INSPCTD				
																	07-03-2012			400	25	OC VISIT				
																	06-22-2012			317	15	PERMIT VISIT				
																	04-27-2012			317	3	MEAS+INSPCTD				
																	06-11-1980			500	14	INSPECTED				
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	06	COLONIAL	Central Vac	0	NO	
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE	
Grade	C+	AVG. (+)	Bsmt Garage	0		
Stories	2.00	2 STORY	Units	1		
Foundation	1	CONCRETE	MIXED USE			
Exterior Wall 1	4	VINYL	Code	Description		Percentage
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		144.77	
Interior Floor 1	3	HARDWOOD	RCN		388,202	
Interior Floor 2	4	CARPET	Net Other Adj			
Heat Fuel	2	GAS	Year Built		2012	
Heat Type	1	FORCED H/A	Effective Year Built		2019	
AC Type	03	FULL	Depreciation Code		GD	
Bedrooms	3		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	1		Depreciation %		6	
Extra Fixtures	2		Functional Obsol			
Total Rooms	5		External Obsol			
Bath Style	G	GOOD	Cost Trend Factor		1	
Half Bath Style	G	GOOD	Condition			
Kitchens	1		% Complete			
Kitchen Style	G	GOOD	Overall % Condition		94	
Extra Kitchens	0		RCNLD		364,900	
Extra Kitchen St	N	NONE	Dep % Ovr			
FBM Sqft	474		Dep Ovr Comment			
FBM Quality	5		Misc Imp Ovr			
FIN ATC Sqft			Misc Imp Ovr Comment			
FIN ATC Quality			Cost to Cure Ovr			
Fireplaces	1		Cost to Cure Ovr Comment			
WS Flues						

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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	712		36.40	25,917	
FFL	1ST FLOOR	712	712		182.51	129,948	
GAR	GARAGE	0	504		73.15	36,867	
OPF	OPEN PORCH	0	95		19.21	1,825	
SFL	2ND FLOOR	1,027	1,027		182.51	187,439	
WDK	WOOD DECK	0	168		36.94	6,205	
Ttl Gross Liv / Lease Area		1,739	3,218			388,202	

