

State Use 101
Print Date 11/22/2025 8:13:58 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW									
NGUYEN CHRIS DANG TRJEU T 47 SCHUYLER DR EAST LONGMEADOW MA 01028 GIS ID F_375500_2845630				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code	Appraised		Assessed												
												RESIDNTL.		101	230500		230,500												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	100400		100,400												
												RESIDNTL.		101	7200		7,200												
				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								338,100		338,100							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																
NGUYEN CHRIS KELLEY JAMES R OSBORNE LEON A + SANDRA E,CO-TRUST OSBORNE LEON A + SANDRA E, BENTON ASSOCIATES INC				22759 0031		07-17-2019		Q	I	250,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
				16902 0021		08-29-2007		U	I	252,000		2025	101	215,700	2024	101	199,500	2023	101	187,700									
				13370 0003		07-12-2003		U	I	1		101	100,400	101	100,400	101	100,400	101	91,300										
				08925 0576		08-26-1994		U	I	117,900		101	7,200	101	7,200	101	6,200												
				00000 0000				U		0		1A	Total		323,300		Total		307,100		Total		285,200						
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)								230,500									
0001							101			NF		Appraised Xf (B) Value (Bldg)								0									
						NOTES														Appraised Ob (B) Value (Bldg)								7,200	
																				Appraised Land Value (Bldg)								100,400	
																				Special Land Value								0	
																				Total Appraised Parcel Value								338,100	
																				Valuation Method								C	
																				Adjustment									
																				Net Total Appraised Parcel Value								338,100	
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						
202101438		04-20-2021		62	SOLAR		19,100		06-28-2021		100	06-28-2021		SUNROOM BMT REC RM OC 1 DWELLING		06-28-2021					400	15	PERMIT VISIT						
202100725		03-05-2021		12	REROOF		9,500		06-28-2021		100	06-28-2021				12-04-2015					317	2	MEASURED						
254		08-01-2005		1	PORCH		21,000				0					12-05-2005					311	15	PERMIT VISIT						
151		06-23-2003		8	RENOVATION		6,000									04-27-2004					317	14	INSPECTED						
189		07-01-1994		MN	Manual Note		63,100									04-05-2004				AO	22	MAILER SENT							
																03-25-2004				311	2	MEASURED							
														01-27-2004				311	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				4,629 SF		21.69	1.000	4	LAND	1.00	NF	1.00			0			1.000	21.69		100,400				
Total Card Land Units								0.11 AC		Parcel Total Land Area: 0.11								Total Land Value								100,400			

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	AVERAGE	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	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	162.35	
Interior Floor 2			RCN	277,742	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1994	
AC Type	03	FULL	Effective Year Built	2008	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	17	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	83	
Extra Kitchen St			RCNLD	230,500	
FBM Sqft	487		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
03	GARAGE	OB	Outbuildi	L	299	32.00	1994	60	0.00	AV	A	1.00	5,700
19	PATIO			L	322	8.00	2009	60	0.00	AV	A	1.00	1,500
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2022	83	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	696		36.18	25,183	
EFB	ENCL PORCH	0	144		90.59	13,045	
FFL	1ST FLOOR	696	696		181.18	126,098	
SFL	2ND FLOOR	626	626		181.18	113,416	
Ttl Gross Liv / Lease Area		1,322	2,162			277,742	

