

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																																	
CHOI PRISCILLA YOUNGYI CHOI NOAH SEUNGBONG 235 VINELAND AVE EAST LONGMEADOW MA 01028												Description RESIDENTL. RES LAND		Code 101 101		Appraised 275500 175800		Assessed 275,500 175,800		1006 EAST LONGMEADOW																									
				TOPO WET		EASEMENT		TRAFFIC		CORNER																																			
				DRAINAGE				VIEW		COMMUNITY																																			
				SUPPLEMENTAL DATA																																									
GIS ID F_387636_2844458 Mailed				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																																					
Total												Total		451,300		451,300																													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																													
CHOI PRISCILLA YOUNGYI HAPPY ACRES LLC GOLDSTEIN MARLENE				25436 0315		05-30-2024		U		V		199,000		1P		Year		Code		Assessed		Year		Code		Assessed																			
				24740 0436		09-26-2022		U		V		1		1A		2025		130		194,600		2024		130		32,200																			
				23627 00447		01-04-2021		U		V														2023		130		29,400																	
																Total		194,600		Total		32,200		Total		29,400																			
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														APPRaised VALUE SUMMARY																											
Nbhd				Nbhd Name				Tracing				Batch		Appraised BLDG. Value (Card)										275,500																					
0001														Appraised Xf (B) Value (Bldg)										0																					
NOTES NEW FY2024 PLANS 396-2 LOT 15 HAPPY ACRES SUB DIVISION CREATED FROM PARCEL 54-6-0 B-24-785 RECK 6/26 OR UPON CO																Appraised Ob (B) Value (Bldg)										0																			
																Appraised Land Value (Bldg)										175,800																			
																Special Land Value										0																			
																Total Appraised Parcel Value										451,300																			
																Valuation Method										C																			
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-24-785		12-04-2024		2		DWELLING		700,000		11-12-2025		40				NEW SF RANCH W/		11-12-2025 07-01-2025						400 400		25 15		OC VISIT 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				40,000	SF	3.12	1.400	H	LAND	1.00	NS	1.00				0		1.000	4.37	174,800																						
1	101	ONE FAM	RA				0.147	AC	7,000.00	1.000	0		1.00	NS	1.00				0		1.000	7,000	1,000																						
Total Card Land Units							1.06	AC	Parcel Total Land Area:			1.06				Total Land Value										175,800																			

Account # 7684

Bldg # 1

Card # 1 of 1

State Use 101
Print Date 11/24/2025 9:46:50 A

CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage	0	
Units	1	
MIXED USE		
Code	Description	Percentage
101	ONE FAM	100
		0
		0
COST / MARKET VALUATION		
Adj Base Rate	130.32	
RCN	688,679	
Net Other Adj		
Year Built	2025	
Effective Year Built	2025	
Depreciation Code	GD	
Remodel Rating		
Year Remodeled		
Depreciation %	0	
Functional Obsol		
External Obsol		
Cost Trend Factor	1	
Condition	NC	
% Complete	40	
Overall % Condition	40	
RCNLD	275,500	
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

[illegible]

SUMMARY SECTION				
ing	Gross	Eff Area	Unit Cost	Undeprec Value
0	2,434		40.68	99,022
2,434	2,434		203.33	494,905
0	700		81.33	56,932
0	398		20.44	8,133
0	224		81.70	18,300
0	282		40.38	11,386
2,434	6,472			688,679

