

State Use 101
Print Date 12/18/2019 3:22:40 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW										
WANG HONG Z CHAN WAI 47 TUFTS ST SPRINGFIELD MA 01108 GIS ID F_374715_2853586				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code	Appraised		Assessed													
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	265000		265,000													
												RES LAND		101	65900		65,900													
				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		330,900		330,900												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																	
WANG HONG Z WANG,HONG Z C & M BUILDERS,AND REAL ESTATE LLC GIORGINI DIANO E,				15340 0479		09-15-2005		U	I	1		1A	Year	Code	Assessed		Year	Code	Assessed		Year	Code	Assessed							
				15025 0457		05-18-2005		U	I	345,400		1	2019	101	257,600		2018	101	236,200		2017	101	228,900							
				14308 0362		07-01-2004		U	V	40,000		1		101	63,900			101	63,900			101	60,600							
				02762 0523		08-19-1960		U	I	0																				
				Total									Total		321500		Total		300100		Total		289500							
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		0.00														APPROAISED VALUE SUMMARY										
Nbhd		Nbhd Name			B			Tracing			Batch			Appraised BLDG. Value (Card)								265,000								
0001								101			MF			Appraised Xf (B) Value (Bldg)								0								
												Appraised Ob (B) Value (Bldg)								0										
												Appraised Land Value (Bldg)								65,900										
												Special Land Value								0										
												Total Appraised Parcel Value								330,900										
												Valuation Method								C										
												Adjustment																		
												Net Total Appraised Parcel Value								330,900										
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		
298		09-29-2004		2		DWELLING		118,000				0				OC 5/17/2005		03-14-2018 01-18-2005 06-04-1980						333 311 500		2 3 14		MEASURED MEAS+INSPCTD 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				15,000		SF	5.78	0.760	3	LAND	1.00	MF	1.00			0			1.000		4.39		65,900			
Total Card Land Units								0.344		AC	Parcel Total Land Area: 0.3444								Total Land Value										65,900	

Property Location 47 TUFTS ST
Vision ID 2561

Account # 2606

Map ID 3/ 17/ E/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
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	2	HIP		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	82.32	
Interior Floor 2	4	CARPET	RCN	288,019	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2004	
AC Type	01	NONE	Effective Year Built	2010	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	8	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	92	
Extra Kitchen St			RCNLD	265,000	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,008		20.67	20,838	
FFL	1ST FLOOR	1,020	1,020		103.16	105,222	
GAR	GARAGE	0	624		41.33	25,790	
HST	HALF STORY	312	624		51.58	32,186	
OPF	OPEN PORCH	0	180		10.32	1,857	
SFL	2ND FLOOR	966	966		103.16	99,651	
WDK	WOOD DECK	0	168		14.74	2,476	
Ttl Gross Liv / Lease Area		2,298	4,590	2,792		288,019	

