

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																								
WAN SHU + COVERSTONE ERIC M 114 VINELAND AV EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	165200		165,200																			
												RES LAND		101	84800		84,800																			
				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#																												
GIS ID F_376503_2853649												Total		250,000		250,000																				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																				
WAN SHU + SHILAIKIS DEBORAH COOMBS HELEN E, COOMBS EARL M + HELEN E TORCIA MICHAEL A				21318		0237		08-19-2016		Q		I		219,900		00		Year		Code	Assessed		Year	Code	Assessed											
				12638		0117		10-15-2002		U		I		173,900				2019		101	160,700		2018	101	148,500											
				09765		0153		02-10-1997		U		I		1		1				101	82,300			101	82,300											
				09096		0433		03-31-1995		U		I		130,000		1								2017	101	148,200										
				0000		0000				U		0		1																						
																Total		243000		Total		230800		Total		228600										
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																																
ASSESSING NEIGHBORHOOD																																				
Nbhd		Nbhd Name		B		Tracing		Batch																												
0001						101		MA																												
NOTES																																				
																		Appraised BLDG. Value (Card)								165,200										
																		Appraised Xf (B) Value (Bldg)								0										
																		Appraised Ob (B) Value (Bldg)								0										
																		Appraised Land Value (Bldg)								84,800										
																		Special Land Value								0										
																		Total Appraised Parcel Value								250,000										
																		Valuation Method								C										
																		Adjustment																		
																		Net Total Appraised Parcel Value								250,000										
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								
201102575		09-16-2011		12		REROOF		6,911								NVC		10-07-2016						317		3		MEAS+INSPCTD								
133		06-01-1995		MN		Manual Note		12,000								ADDITION		06-01-2012						317		15		PERMIT VISIT								
276		10-01-1994		MN		Manual Note		70,000								DWELLING		05-03-2004						319		14		INSPECTED								
																		04-06-2004						250		22		MAILER SENT								
																		04-02-2004						317		2		MEASURED								
																		12-12-1995						107		15		PERMIT VISIT								
																		01-13-1995						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		RC						10,000 SF		8.48		1.000	5	LAND	1.00	MA	1.00			0		1.000		8.48		84,800								
Total Card Land Units																		0.230		AC	Parcel Total Land Area:		0.2296										Total Land Value		84,800	

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	AVERAGE	#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	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	4	SOLID WOOD		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	15	LAMINATE	Adj Base Rate	93.09	
Interior Floor 2			RCN	199,086	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1994	
AC Type	03	FULL	Effective Year Built	2001	
Bedrooms	3		Depreciation Code	AG	
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	165,200	
FBM Sqft	384		Dep % Ovr		
FBM Quality	2		Dep Ovr Comment		
Fireplaces	0		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	768		21.57	16,564	
EFB	ENCL PORCH	0	48		31.37	1,506	
FFL	1ST FLOOR	768	768		107.56	82,603	
GAR	GARAGE	0	280		43.02	12,046	
SFL	2ND FLOOR	768	768		107.56	82,603	
WDK	WOOD DECK	0	248		15.18	3,764	
Ttl Gross Liv / Lease Area		1,536	2,880	1,851		199,086	

