

State Use 101
Print Date 12/19/2019 10:09:07

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
DUAN XIAOKE ZHOA XIAOMING 51 LAUREL LN LONGMEADOW MA 01106 GIS ID F_376635_2852827												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	103700		103,700										
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	85600		85,600										
				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		189,300		189,300									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
DUAN XIAOKE DUAN,XIAOKE NUZZOLILLI JOAN G,				11070	0021	01-18-2000	U	I	1		1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
				11007	0295	11-19-1999	U	I	77,800		1	2019	101	100,800	2018	101	94,300	2017	101	94,600							
				05389	0324	02-14-1983	U	I	0		1F	2019	101	83,000	2018	101	83,000	2017	101	81,100							
													101	800	2017	101	800										
				Total		0.00						Total		183800		Total		178100		Total		176500					
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														APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 103,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 85,600 Special Land Value 0 Total Appraised Parcel Value 189,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 189,300													
Nbhd		Nbhd Name			B			Tracing			Batch																
0001								101			MA																
NOTES																											
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								
														03-19-2018			333	2	MEASURED								
														10-28-2010			311	1	LEFT NOTICE								
														05-12-2006			250	1	LEFT NOTICE								
														07-23-1992			131	14	INSPECTED								
														05-06-1992			107	22	MAILER SENT								
														09-04-1990			131	2	MEASURED								
														06-13-1980			500	1	LEFT NOTICE								
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				12,000	SF	7.13	1.000	5	LAND	1.00	MA	1.00			0			1.000	7.13	85,600				
Total Card Land Units							0.275	AC	Parcel Total Land Area: 0.2755							Total Land Value							85,600				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	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	95.98	
Interior Floor 2			RCN	181,974	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1950	
AC Type	01	NONE	Effective Year Built	1975	
Bedrooms	4		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	7		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	57	
Extra Kitchen St			RCNLD	103,700	
FBM Sqft			Dep % Ovr		
FBM Quality			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	750		21.43	16,075	
EFB	ENCL PORCH	0	72		32.75	2,358	
FFL	1ST FLOOR	840	840		107.17	90,022	
OPF	OPEN PORCH	0	174		10.47	1,822	
STG	STORAGE	0	174		43.11	7,502	
TQS	3/4 STORY	563	750		80.45	60,336	
WDK	WOOD DECK	0	260		14.84	3,858	
Ttl Gross Liv / Lease Area		1,403	3,020	1,698		181,974	

