

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
XU ZHENGDAO TAO XUANYI 286 WESTWOOD AV EAST LONGMEADOW MA 01028												Description		Code	Appraised			Assessed			1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	186700			186,700													
												RES LAND		101	78100			78,100													
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1000			1,000													
EAST LONGMEADOW MA 01028				SUPPLEMENTAL DATA												Total		265,800			265,800										
				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_376885_2849736																															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
XU ZHENGDAO MCCARTHY JENNIFER L CONCATO RICHARD A + NANCY M,				20811		0514		07-31-2015		Q		I		237,500		00		Year		Code		Assessed		Year		Code		Assessed			
				11266		0292		07-14-2000		U		I		155,000				2019		101		181,700		2018		101		170,500			
				05919		0596		10-15-1985		U		I		107,000						101		75,800				101		74,000			
																				101		1,000				101		1,000			
																Total		258500		Total		247300		Total		243900					
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																															

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	06	COLONIAL	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage	2		
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		Percentage
Exterior Wall 2			101	ONE FAM		100
Roof Structure	3	GAMBREL				0
Roof Cover	1	ASPHALT SH				0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION			
Interior Wall 2			Adj Base Rate		83.47	
Interior Floor 1	3	HARDWOOD	RCN		259,370	
Interior Floor 2			Net Other Adj			
Heat Fuel	2	GAS	Year Built		1980	
Heat Type	1	FORCED H/A	Effective Year Built		1990	
AC Type	03	FULL	Depreciation Code		AG	
Bedrooms	4		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	0		Depreciation %		28	
Extra Fixtures	0		Functional Obsol			
Total Rooms	7		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	1		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		72	
Extra Kitchens	0		RCNLD		186,700	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	672		Dep Ovr Comment			
FBM Quality	1		Misc Imp Ovr			
Fireplaces	1		Misc Imp Ovr Comment			
WS Flues			Cost to Cure Ovr			
Central Vac	0	NO	Cost to Cure Ovr Comment			
Frame	1	WOOD				

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
02	SHED/FR			L	192	7.48	2008	70	0.00	GD	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	960		19.60	18,820
FFL	1ST FLOOR	1,400	1,400		98.02	137,233
LLV	LOWR LEVEL	0	440		24.51	10,783
SFL	2ND FLOOR	864	864		98.02	84,692
WDK	WOOD DECK	0	572		13.71	7,842
Ttl Gross Liv / Lease Area		2,264	4,236	2,646		259,370

