

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																		
WANG HONG Z CHAN WAI 47 TUFTS ST SPRINGFIELD MA 01108										Description RESIDNTL. RES LAND		Code 101 101		Appraised 273600 65900		Assessed 273,600 65,900		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC												CORNER										
				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#				Total		339,500		339,500														
GIS ID F_374715_2853586																														
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			2020	101	265,000		2019	101	257,600		2018	101	236,200							
				14308 0362		07-01-2004		U	V	40,000		1		101	65,900			101	63,900			101	63,900							
				02762 0523		08-19-1960		U	I	0																				
													Total		330900		Total		321500		Total		300100							
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			MF																				
NOTES																														
SUB DIV 943												Appraised BLDG. Value (Card) 273,600																		
												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 339,500																		
												Valuation Method C																		
												Adjustment																		
												Net Total Appraised Parcel Value 339,500																		
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

State Use 101
Print Date 11-03-2020 2:53:23 P

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	87.57	
Interior Floor 2	4	CARPET	RCN	303,996	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2004	
AC Type	01	NONE	Effective Year Built	2008	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	10	
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	90	
Extra Kitchen St			RCNLD	273,600	
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		21.82	21,994	
FFL	1ST FLOOR	1,020	1,020		108.88	111,059	
GAR	GARAGE	0	624		43.62	27,220	
HST	HALF STORY	312	624		54.44	33,971	
OFP	OPEN PORCH	0	180		10.89	1,960	
SFL	2ND FLOOR	966	966		108.88	105,179	
WDK	WOOD DECK	0	168		15.55	2,613	
Ttl Gross Liv / Lease Area		2,298	4,590	2,792		303,996	

