

State Use 101
Print Date 11-03-2020 9:40:52 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
DAI YINGHUI SHENG XIAOLING 113 MELWOOD AV EAST LONGMEADOW MA 01028 GIS ID F_377423_2850782												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	184700		184,700											
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	86800		86,800											
				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		271,500		271,500										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)												
DAI YINGHUI EVANS,JUDITH A EVANS JUDITH A/DONALD W,LIFE ESTATE EVANS JUDITH A +, HICKEY				16047 0220		07-07-2006		U		I		330,100		1A		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				15977 0117		06-15-2006		U		I		1		1A		2020		101	174,800	2019	101	169,900	2018	101	156,800			
				11014 0384		11-26-1999		U		I		1		1A				101	86,800		101	84,200		101	84,200			
				06720 0370		12-29-1987		U		I		50,000		1														
				03215 0552		09-22-1966		U		I		0				Total		261600		Total		254100		Total		241000		
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 BLDG. Value (Card) 184,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 86,800 Special Land Value 0 Total Appraised Parcel Value 271,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 271,500																
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			
36		03-01-1991		MN		Manual Note		1,100								SCRN PORCH		07-15-2016		02			317	2	MEASURED			
133		06-01-1989		MN		Manual Note		4,750								ADDN FGR		03-09-2004					311	3	MEAS+INSPCTD			
38		03-01-1988		MN		Manual Note		14,000								ADDITION		04-13-1992					170	3	MEAS+INSPCTD			
																		04-01-1992					107	22	MAILER SENT			
																		02-21-1991					131	2	MEASURED			
																		01-29-1990					105	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		RB				15,416		SF	5.63	1.000	5	LAND	1.00	MA	1.00			0			1.000	5.63	86,800			
Total Card Land Units								0.354		AC	Parcel Total Land Area: 0.3539								Total Land Value								86,800	

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	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		88.94
Interior Floor 1	4	CARPET	RCN		263,805
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1967
Heat Type	1	FORCED H/A	Effective Year Built		1988
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		184,700
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues	1		Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,076		20.03	21,558
EFP	ENCL PORCH	0	168		29.84	5,013
FFL	1ST FLOOR	1,076	1,076		100.27	107,888
GAR	GARAGE	0	528		40.07	21,157
SFL	2ND FLOOR	1,076	1,076		100.27	107,888
WDK	WOOD DECK	0	20		15.04	301
Ttl Gross Liv / Lease Area		2,152	3,944	2,631		263,805

