

State Use 101
Print Date 11-03-2020 7:12:43 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																						
LU YANGHUANG HUANG ZHI PENG 85 LEE ST EAST LONGMEADOW MA 01028 GIS ID F_386288_2843975												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.	101	289800		289,800																		
				DRAINAGE				VIEW		COMMUNITY		RES LAND	101	110600		110,600																		
												RESIDNTL.	101	53500		53,500																		
				Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																										
												Total		453,900		453,900																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																		
LU YANGHUANG MARTIN GERALDINE T MARTIN GERALDINE T, COTTER DAVID B + LORI O REILLY				23360	536	08-12-2020	Q	I	485,000		00	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed													
				17670	0400	03-02-2009	U	I	1		2020		101	278,700	2019	101	267,600	2018	101	252,100														
				09373	0432	01-26-1996	U	I	228,000		101		101	110,600	101	107,800	101	107,800																
				6890	0490	07-01-1988	U	I	262,500		101		101	53,500	101	48,700	101	48,700																
				06108	0235	06-06-1986	U	V	160,000		Total		442800	Total	424100	Total	408600																	
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								APPRAISED VALUE SUMMARY																				
Nbhd		Nbhd Name			B			Tracing			Batch			Appraised BLDG. Value (Card)								289,800												
0001								101			MG			Appraised Xf (B) Value (Bldg)								0												
														Appraised Ob (B) Value (Bldg)								53,500												
														Appraised Land Value (Bldg)								110,600												
NOTES														Special Land Value								0												
														Total Appraised Parcel Value								453,900												
														Valuation Method								C												
														Adjustment																				
														Net Total Appraised Parcel Value								453,900												
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						
296		11-21-1996		MN		Manual Note		18,000								GARAGE		07-03-2018						333		3		MEAS+INSPECTD						
168		07-01-1993		MN		Manual Note		16,000								POOL I		04-10-2009						317		2		MEASURED						
268		01-01-1986		MN		Manual Note										SFR		04-25-2002						274		14		INSPECTED						
																		04-19-2002						250		22		MAILER SENT						
																		04-16-2002						274		2		MEASURED						
																		01-20-1998						200		15		PERMIT VISIT						
																		02-10-1997						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		RAA				40,000	SF	2.39	1.190	7	LAND	1.00	MG	1.00					0	TRF2	0.9	1.000	2.56		102,400							
1	101	ONE FAM		RAA				1.170	AC	7,000	1.000	0		1.00	MG	1.00					0			1.000	7,000		8,200							
Total Card Land Units															2.088		AC	Parcel Total Land Area: 2.0883					Total Land Value										110,600	

Property Location 85 LEE ST
Vision ID 4275

Account # 4344

Map ID 54/ 22/ 1/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	4	CARPET
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	Percentage
Exterior Wall 2	8	BRICK VENR	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		83.42
Interior Floor 1	4	CARPET	RCN		362,239
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1986
Heat Type	1	FORCED H/A	Effective Year Built		1998
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		20
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		80
Extra Kitchens	0		RCNLD		289,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft	871		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	2		Misc Imp Ovr Comment		
WS Flues	1		Cost to Cure Ovr		
Central Vac	1	YES	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
11	POOL I-V	OB	Outbuildi	L	648	29.00	1993	70	0.00	GD	G	1.25	16,400
02	SHED/FR			L	170	7.48	1993	70	0.00	GD	G	1.25	1,100
04	GARAGE/L			L	1,04	30.48	1996	70	0.00	GD	G	1.25	27,700
14	SCRN HSE			L	120	14.95	1997	70	0.00	GD	A	1.00	1,300
22	WOOD DK			L	152	9.20	1996	70	0.00	GD	A	1.00	1,000
03	GARAGE	EX	Outbuildi	L	304	28.18	1996	70	0.00	GD	A	1.00	6,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,413		21.77	30,757	
FFL	1ST FLOOR	1,413	1,413		108.68	153,569	
GAR	GARAGE	0	576		43.40	24,997	
OPF	OPEN PORCH	0	297		10.98	3,260	
SFL	2ND FLOOR	1,053	1,053		108.68	114,443	
STG	STORAGE	0	576		43.40	24,997	
WDK	WOOD DECK	0	674		15.16	10,216	
Ttl Gross Liv / Lease Area		2,466	6,002	3,333		362,239	

