

State Use 101
Print Date 11/3/2021 3:55:00 PM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
YUEN KWOK KWAN YAU SIUSIM 20 LESTER ST EAST LONGMEADOW MA 01028 GIS ID F_380274_2852970 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	101500		101,500												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	92400		92,400												
												RESIDNTL.		101	400		400												
				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		194,300		194,300													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
YUEN KWOK KWAN TATRO LAURAA + DAVID R, MALCHOW DAVID C				11593	0312	04-18-2001		U	I	120,000				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
				09638	0254	09-30-1996		U	I	95,000				2021	101	97,400	2020	101	92,400	2019	101	89,900							
				05350	0012	12-01-1982		U	I	0					101	85,600		101	85,600		101	83,100							
															101	400		101	400		101	4,800							
																Total	183,400	Total	178,400	Total	177,800								
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)						101,500													
0001						101		MA		Appraised Xf (B) Value (Bldg)						0													
										Appraised Ob (B) Value (Bldg)						400													
										Appraised Land Value (Bldg)						92,400													
										Special Land Value						0													
										Total Appraised Parcel Value						194,300													
										Valuation Method						C													
										Adjustment																			
										Net Total Appraised Parcel Value						194,300													
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	
201803136		11-09-2018		5		DEMOLITION		4,000		06-06-2019		100		06-06-2019		POOL		06-06-2019						400		15		PERMIT VISIT	
201702281		08-21-2017		12		REROOF		5,980		05-22-2018		100		05-22-2018				05-22-2018						400		15		PERMIT VISIT	
213		08-27-1996		MN		Manual Note		560				100				REROOF		03-02-2017						317		14		INSPECTED	
																		01-20-2017						119		2		MEASURED	
																		04-14-2004						317		14		INSPECTED	
																		03-24-2004						250		22		MAILER SENT	
																		10-25-2003						274		2		MEASURED	
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				12,180	SF	7.59	1.000	5	LAND	1.00	MA	1.00				0			1.000	7.59	92,400				
Total Card Land Units								0.28 AC		Parcel Total Land Area: 0.28								Total Land Value								92,400			

CONSTRUCTION DETAIL							CONSTRUCTION DETAIL (CONTINUED)						
Element		Cd	Description				Element		Cd	Description			
Style	19		RANCH				Basement Floor	12		CONCRETE			
Model	01		RESIDENTIAL				Bsmt Garage						
Grade	C		AVERAGE				#Heat Sys	1.00					
Stories	1.00		1 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	1		GABLE								0		
Roof Cover	1		ASPHALT SH								0		
Interior Wall 1	1		DRYWALL				COST / MARKET VALUATION						
Interior Wall 2	8		PLYWD PANL				Adj Base Rate				120.19		
Interior Floor 1	4		CARPET				RCN				178,102		
Interior Floor 2	3		HARDWOOD				Net Other Adj						
Heat Fuel	2		GAS				Year Built				1950		
Heat Type	1		FORCED H/A				Effective Year Built				1975		
AC Type	03		FULL				Depreciation Code				AV		
Bedrooms	3						Remodel Rating						
Full Baths	1						Year Remodeled						
Half Baths	0						Depreciation %				43		
Extra Fixtures	0						Functional Obsol						
Total Rooms	6						External Obsol						
Bath Style	A		AVERAGE				Cost Trend Factor				1		
Half Bath Style							Condition						
Kitchens	1						% Complete						
Kitchen Style	A		AVERAGE				Overall % Condition				57		
Extra Kitchens	0						RCNLD				101,500		
Extra Kitchen St							Dep % Ovr						
FBM Sqft	832						Dep Ovr Comment						
FBM Quality	1						Misc Imp Ovr						
Fireplaces	0						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	80	7.48	2002	70	0.00	GD	A	1.00	400
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
BMT	BASEMENT					0	1,040		27.94	29,055			
FFL	1ST FLOOR					1,040	1,040		139.69	145,275			
OFP	OPEN PORCH					0	24		11.64	279			
PAT	PATIO					0	493		7.08	3,492			
Ttl Gross Liv / Lease Area						1,040	2,597	1,275			178,102		

