

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
WANG HONG Z CHAN WAI 47 TUFTS ST SPRINGFIELD MA 01108												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	285600		285,600												
												RES LAND		101	71100		71,100												
				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#																					
GIS ID F_374715_2853586												Total		356,700		356,700													
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			
				15025 0457		05-18-2005		U		I		345,400				2021		101		273,600		2020		101		265,000			
				14308 0362		07-01-2004		U		V		40,000		1				101		65,900				101		63,900			
				02762 0523		08-19-1960		U		I		0																	
																Total		339,500		Total		330,900		Total		321,500			
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) 285,600													
																Appraised Xf (B) Value (Bldg) 0													
																Appraised Ob (B) Value (Bldg) 0													
																Appraised Land Value (Bldg) 71,100													
																Special Land Value 0													
																Total Appraised Parcel Value 356,700													
																Valuation Method C													
																Adjustment													
																Net Total Appraised Parcel Value 356,700													
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		6.24	0.760	3	LAND	1.00	MF	1.00			0			1.000		4.74		71,100			
Total Card Land Units								0.34		AC	Parcel Total Land Area: 0.34				Total Land Value 71,100														

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 11/3/2021 6:25:46 PM

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	91.95	
Interior Floor 2	4	CARPET	RCN	317,326	
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	285,600	
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		22.78	22,958	
FFL	1ST FLOOR	1,020	1,020		113.66	115,929	
GAR	GARAGE	0	624		45.54	28,414	
HST	HALF STORY	312	624		56.83	35,460	
OPF	OPEN PORCH	0	180		11.37	2,046	
SFL	2ND FLOOR	966	966		113.66	109,791	
WDK	WOOD DECK	0	168		16.24	2,728	
Ttl Gross Liv / Lease Area		2,298	4,590	2,792		317,326	

