

State Use 101
Print Date 11/3/2021 9:32:41 PM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																															
WENGJEN RUDOLF J WENGJEN GERALDINE M 78 COLONY DR EAST LONGMEADOW MA 01028 GIS ID F_384837_2854756												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		117900		117,900																									
												RES LAND		101		111500		111,500																									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		200		200																									
				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		229,600		229,600																									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
WENGJEN RUDOLF J WENGJEN RUDOLF J ARBORIO LOUIS F				21366		0365		09-21-2016		U		I		1		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed									
				20903		0439		10-07-2015		Q		I		200,000		00		2021		101		113,100		2020		101		111,000		2019		101		108,100									
				03763		0489		12-29-1972		U		I		0						101		103,200		2020		101		103,200		2019		101		100,200									
																				101		200		2020		101		200		2019		101		200									
				Total		0.00												Total		216,500		Total		214,400		Total		208,500															
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																		Appraised BLDG. Value (Card) 117,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 200 Appraised Land Value (Bldg) 111,500 Special Land Value 0 Total Appraised Parcel Value 229,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 229,600																									
Nbhd				Nbhd Name				B				Tracing				Batch																											
0001												101				MG																											
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															
201600079		01-19-2016		91		INSULATION		3,275				0						07-09-2019						334		2		MEASURED															
																		10-21-2011						317		14		INSPECTED															
																		10-14-2011						317		2		MEASURED															
																		09-11-2002						274		3		MEAS+INSPCTD															
																		04-04-1992						170		3		MEAS+INSPCTD															
																		01-13-1981						500		3		MEAS+INSPCTD															
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		RA								15,364		SF		6.1		1.190		7		LAND		1.00		MG		1.00				0				1.000		7.26		111,500	
Total Card Land Units														0.35		AC		Parcel Total Land Area: 0.35										Total Land Value										111,500					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	2	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	111.64	
Interior Floor 2			RCN	199,851	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1972	
AC Type	01	NONE	Effective Year Built	1977	
Bedrooms	3		Depreciation Code	AV	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	41	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	59	
Extra Kitchen St			RCNLD	117,900	
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
02	SHED/FR			L	55	7.48	1980	60	0.00	AV	A	1.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,248		26.25	32,762	
FFL	1ST FLOOR	1,248	1,248		131.05	163,550	
OSP	SCRN PORCH	0	48		19.11	917	
WDK	WOOD DECK	0	144		18.20	2,621	
Ttl Gross Liv / Lease Area		1,248	2,688	1,525		199,851	

