

State Use 101
Print Date 12/12/2022 6:38:12 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT											
LUI YANG HE LILI 31 WILDER LN EAST LONGMEADOW MA 01028 GIS ID F_384844_2850137 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	185700		185,700						
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	136500		136,500						
												RESIDNTL.		101	20900		20,900						
				SUPPLEMENTAL DATA																			
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		343,100		343,100							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
LUI YANG KARPELLS ELIZABETH A KARPELLS,ELIZABETH A KARPELLS ELIZABETH A, BRAEBURN REALTY TRUST				24432	0267	03-03-2022	Q	I	351,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				15940	0426	05-25-2006	U	I	100		1A	2022	101	169,800	2021	101	163,000	2020	101	157,000			
				15465	0576	11-02-2005	U	I	1		1A		101	122,900		101	113,700		101	113,700			
				09976	0280	08-27-1997	U	I	1		1A		101	20,900		101	20,900		101	20,900			
				08879	0197	07-01-1994	U	I	145,000			Total	313,600		Total	297,600		Total	291,600				
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description			Amount		Code	Description			YEAR	Amount		Comm Int		APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 185,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 20,900 Appraised Land Value (Bldg) 136,500 Special Land Value 0 Total Appraised Parcel Value 343,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 343,100							
Total			0.00																				
ASSESSING NEIGHBORHOOD																							
Nbhd			Nbhd Name				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			
202003026		11-23-2020		25	WINDOWS		6,659	06-29-2021		100			4 WINDOWS		12-01-2021			334	2	MEASURED			
73		04-25-1996		MN	Manual Note		10,000						ROOF SID		07-13-2021			400	15	PERMIT VISIT			
153		01-01-1983		MN	Manual Note								OFF		01-05-2012			317	2	MEASURED			
4		01-01-1982		MN	Manual Note										11-15-2002			250	22	MAILER SENT			
															11-14-2002			274	2	MEASURED			
															12-31-1996			200	15	PERMIT VISIT			
															01-05-1984			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	RAA				40,000	SF	2.84	1.200	7	LAND	1.00	MG	1.00			0		1.000	3.41	136,400	
1	101	ONE FAM	RAA				0.010	AC	7,000.00	1.000	0		1.00	MG	1.00			0		1.000	7,000	100	
Total Card Land Units							0.93	AC	Parcel Total Land Area: 0.93							Total Land Value							136,500

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	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				113.76			
Interior Floor 1	4		CARPET			RCN				265,339			
Interior Floor 2	3		HARDWOOD			Net Other Adj							
Heat Fuel	3		ELECTRIC			Year Built				1971			
Heat Type	6		ELECTRC BB			Effective Year Built				1991			
AC Type	03		FULL			Depreciation Code				GD			
Bedrooms	3					Remodel Rating							
Full Baths	2					Year Remodeled							
Half Baths	1					Depreciation %				30			
Extra Fixtures	0					Functional Obsol							
Total Rooms	6					External Obsol							
Bath Style	A		AVERAGE			Cost Trend Factor				1			
Half Bath Style	A		AVERAGE			Condition							
Kitchens	1					% Complete							
Kitchen Style	A		AVERAGE			Overall % Condition				70			
Extra Kitchens	0					RCNLD				185,700			
Extra Kitchen St						Dep % Ovr							
FBM Sqft	528					Dep Ovr Comment							
FBM Quality	1					Misc Imp Ovr							
Fireplaces	1					Misc Imp Ovr Comment							
WS Flues	1					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
11	POOL I-V	OB	Outbuildi	L	800	29.00	1978	60	0.00	AV	A	1.00	13,900
02	SHED/FR			L	160	7.48	1983	70	0.00	GD	A	1.00	800
23	POOL HSE			L	192	36.80	1978	70	0.00	GD	G	1.25	6,200
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	1,056		26.43		27,910		
FFL	1ST FLOOR					1,508	1,508		132.27		199,467		
GAR	GARAGE					0	576		52.82		30,423		
OFP	OPEN PORCH					0	60		13.23		794		
WDK	WOOD DECK					0	256		26.35		6,746		
Ttl Gross Liv / Lease Area						1,508	3,456				265,339		

