

State Use 101
Print Date 12/12/2022 8:16:13 P

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		RESIDENTL.		101		128500		128,500																													
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		123700		123,700																													
												RESIDENTL.		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		252,400		252,400																															
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		2022		101		117,900		2021		101		113,100		2020		101		111,000															
				03763 0489		12-29-1972		U		I		0						101		111,500				101		103,200		101		103,200																	
																		101		200				101		200		101		200																	
				Total		0.00												Total		229,600		Total		216,500		Total		214,400																			
EXEMPTIONS						OTHER ASSESSMENTS														This signature acknowledges a visit by a Data Collector or Assessor																											
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int																															
ASSESSING NEIGHBORHOOD																		Appraised BLDG. Value (Card) 128,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 200 Appraised Land Value (Bldg) 123,700 Special Land Value 0 Total Appraised Parcel Value 252,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 252,400																													
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	
																		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+INSPECTD																			
																		04-04-1992						170		3		MEAS+INSPECTD																			
																		01-13-1981						500		3		MEAS+INSPECTD																			
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	6.71	1.200	7	LAND	1.00	MG	1.00			0		1.000	8.05	123,700																								
Total Card Land Units								0.35	AC	Parcel Total Land Area: 0.35								Total Land Value								123,700																					

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	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		125.18
Interior Floor 1	4	CARPET	RCN		221,626
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1972
Heat Type	3	FORCED H/W	Effective Year Built		1979
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		42
Extra Fixtures	1		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		58
Extra Kitchens	0		RCNLD		128,500
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		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	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		28.94	36,119	
FFL	1ST FLOOR	1,248	1,248		144.48	180,306	
OSP	SCRN PORCH	0	48		21.07	1,011	
WDK	WOOD DECK	0	144		29.10	4,190	
Ttl Gross Liv / Lease Area		1,248	2,688			221,626	

