

State Use 101
Print Date 12/12/2022 9:33:23 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																											
LU YANGHUANG HUANG ZHI PENG 85 LEE ST EAST LONGMEADOW MA 01028				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																													
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101		330300		330,300																													
												RES LAND		101		131000		131,000																													
												RESIDENTL.		101		53500		53,500																													
				SUPPLEMENTAL DATA						Total										514,800		514,800																									
GIS ID F_386288_2843975				Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																															
LU YANGHUANG MARTIN GERALDINE T MARTIN GERALDINE T, COTTER DAVID B + LORI O REILLY				23360 0536		08-12-2020		Q		I		485,000		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed															
				17670 0400		03-02-2009		U		I		1		1A		2022		101		301,900		2021		101		289,800		2020		101		278,700															
				09373 0432		01-26-1996		U		I		228,000						101		118,600				101		110,600				101		110,600															
				06890 0490		07-01-1988		U		I		262,500						101		53,500				101		53,500				101		53,500															
				06108 0235		06-06-1986		U		V		160,000																																			
				Total		0.00										Total		474,000		Total		453,900		Total		442,800																					
EXEMPTIONS						OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor																													
Year		Code		Description		Amount		Code		Description				YEAR		Amount														Comm Int																	
ASSESSING NEIGHBORHOOD																		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 330,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 53,500 Appraised Land Value (Bldg) 131,000 Special Land Value 0 Total Appraised Parcel Value 514,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 514,800																													
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	
																		202100961		03-23-2021		91		INSULATION		4,036				0						07-03-2018						333		3		MEAS+INSPCTD	
																		296		11-21-1996		MN		Manual Note		18,000								GARAGE		04-10-2009						317		2		MEASURED	
168		07-01-1993		MN		Manual Note		16,000								POOL I		04-25-2002						274		14		INSPECTED																			
268		01-01-1986		MN		Manual Note										SFR		04-19-2002						250		22		MAILER SENT																			
																		04-16-2002						274		2		MEASURED																			
																		01-20-1998						200		15		PERMIT VISIT																			
																		02-10-1997						105		15		PERMIT VISIT																			
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		2.84		1.200		7		LAND		1.00		MG		1.00						0		TRF2		0.9		1.000		3.07		122,800			
1		101		ONE FAM		RAA								1.170		7,000.00		1.000		0				1.00		MG		1.00						0				1.000		7,000		8,200					
Total Card Land Units														2.09		AC		Parcel Total Land Area: 2.09				Total Land Value														131,000											

Property Location 85 LEE ST
Vision ID 4275

Account # 4344

Map ID 54/ 22/ 1/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	4	CARPET
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	8	BRICK VENR	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		97.60
Interior Floor 2	3	HARDWOOD	RCN		418,117
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1986
AC Type	03	FULL	Effective Year Built		2000
Bedrooms	4		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		21
Total Rooms	8		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		79
Extra Kitchen St			RCNLD		330,300
FBM Sqft	871		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	2		Misc Imp Ovr		
WS Flues	1		Misc Imp Ovr Comment		
Central Vac	1	YES	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
11	POOL I-V	OB	Outbuildi	L	648	29.00	1993	70	0.00	GD	G	1.25	16,400
02	SHED/FR			L	170	7.48	1993	70	0.00	GD	G	1.25	1,100
04	GARAGE/L			L	1,04	30.48	1996	70	0.00	GD	G	1.25	27,700
14	SCRN HSE			L	120	14.95	1997	70	0.00	GD	A	1.00	1,300
22	WOOD DK			L	152	9.20	1996	70	0.00	GD	A	1.00	1,000
03	GARAGE	OB	Outbuildi	L	304	28.18	1996	70	0.00	GD	A	1.00	6,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,413		24.82	35,070	
FFL	1ST FLOOR	1,413	1,413		123.92	175,103	
GAR	GARAGE	0	576		49.48	28,502	
OFP	OPEN PORCH	0	297		12.52	3,718	
SFL	2ND FLOOR	1,053	1,053		123.92	130,491	
STG	STORAGE	0	576		49.48	28,502	
WDK	WOOD DECK	0	674		24.82	16,730	
Ttl Gross Liv / Lease Area		2,466	6,002			418,117	

