

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																								
ZHAO CHUN RI HAN HUAFENG 49 BIRCH AV EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	443800		443,800																			
												RES LAND		101	111300		111,300																			
				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_377220_2853662												Total		555,100		555,100																				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																				
ZHAO CHUN RI PAVLENKO ALEXANDR I KOULIK,LEONID P CARNEVALE,ANTHONY MASTRONARDI,RICHARD A				24569		0587		05-31-2022		Q		I		660,000		00		Year		Code		Assessed		Year		Code		Assessed								
				12893		0417		01-24-2003		U		V		75,000		1J		2023		101		415,500		2022		101		335,400		2021		101		321,500		
				12688		0236		11-01-2002		U		V		243,000		1																				
				12511		0065		08-20-2002		U		V		65,000		1																				
				12195		0481		02-20-2002		U		V		1		1B																				
				Total												516,700		Total		427,500		Total		406,700												
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																																
ASSESSING NEIGHBORHOOD																																				
Nbhd				Nbhd Name								Tracing				Batch																				
0001												101				MA																				
NOTES																																				
SUB DIV 901																		Appraised BLDG. Value (Card)										443,800								
																		Appraised Xf (B) Value (Bldg)										0								
																		Appraised Ob (B) Value (Bldg)										0								
																		Appraised Land Value (Bldg)										111,300								
																		Special Land Value										0								
																		Total Appraised Parcel Value										555,100								
																		Valuation Method										C								
																		Adjustment																		
																		Net Total Appraised Parcel Value										555,100								
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								
126		05-15-2003		2		DWELLING		170,000				0				OC 9/27/2004		03-26-2018						333		2		MEASURED								
																		05-04-2006						105		16		FIELDREV CHG								
																		12-17-2004						311		14		INSPECTED								
																		06-30-2004						328		16		FIELDREV CHG								
																		01-20-2004						311		2		MEASURED								
																		06-26-1980						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		RC				11,118	SF	10.01		1.000	5	LAND	1.00	MA	1.00			0			1.000	10.01	111,300											
Total Card Land Units																		0.26		AC	Parcel Total Land Area: 0.26				Total Land Value										111,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys	1.00	
Stories	2.00	2 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	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		110.47
Interior Floor 1	3	HARDWOOD	RCN		498,647
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2003
Heat Type	1	FORCED H/A	Effective Year Built		2010
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	4		Year Remodeled		
Half Baths	1		Depreciation %		11
Extra Fixtures	3		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		89
Extra Kitchens	1		RCNLD		443,800
Extra Kitchen St	A	AVERAGE	Dep % Ovr		
FBM Sqft	1193		Dep Ovr Comment		
FBM Quality	5		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	Cost to Cure Ovr Comment		
Frame	1	WOOD			

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,257		31.61	39,733
CFL	CATHEDRAL CE	288	288		163.25	47,015
FFL	1ST FLOOR	969	969		158.30	153,393
GAR	GARAGE	0	550		63.32	34,820
OPF	OPEN PORCH	0	114		15.27	1,742
SFL	2ND FLOOR	901	901		158.30	142,629
TQS	3/4 STORY	462	616		118.73	73,135
WDK	WOOD DECK	0	195		31.66	6,174
Ttl Gross Liv / Lease Area		2,620	4,890			498,641

