

State Use 101
Print Date 11/14/2023 9:03:04 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
WANG WENFENG SUN MEIZHEN 9 HARRIS DR EAST LONGMEADOW MA 01028 GIS ID F_375266_2846185												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	210200		210,200										
												RES LAND		101	99100		99,100										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	3700		3,700										
				SUPPLEMENTAL DATA																							
Alt Prcl ID				Received																							
SP Permit				NIA																							
Chapter Land				Field 8																							
OC Dates				Field 9																							
In+Ex FY				Field 10																							
Mailed				Assoc Pid#																							
								Total				313,000		313,000													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)														
WANG WENFENG PAPPAS JOHN MASSIMINO AMY M, GUINIPERO,AMY M GUINIPERO JASON J + AMY M,				24763	0269	10-12-2022	Q	I	360,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
				19861	0342	06-10-2013	Q	I	213,000		0A	2023	101	180,200	2022	101	164,300	2021	101	157,500							
				15940	0218	05-24-2006	U	I	100		1A		101	90,100		101	81,900		101	75,800							
				10933	0455	09-21-1999	U	I	1		1A		101	2,500		101	2,500		101	2,500							
				09801	0043	03-21-1997	U	I	118,760			Total	272,800		Total	248,700		Total	235,800								
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description		Amount		Code	Description		YEAR	Amount		Comm Int															
Total												APPRAISED VALUE SUMMARY															
												Appraised BLDG. Value (Card)												210,200			
												Appraised Xf (B) Value (Bldg)												0			
												Appraised Ob (B) Value (Bldg)												3,700			
												Appraised Land Value (Bldg)												99,100			
												Special Land Value												0			
												Total Appraised Parcel Value												313,000			
												Valuation Method												C			
												Adjustment															
												Net Total Appraised Parcel Value												313,000			
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				
201500998		04-15-2015		62	SOLAR		12,000		04-01-2016		100	04-01-2016		NO START RECK 6/ DWELLING		04-01-2016					317	15	PERMIT VISIT				
201500300		02-06-2015		62	SOLAR		22,950		04-17-2015		0	04-17-2015				317	15				PERMIT VISIT						
254		10-10-1996		MN	Manual Note		61,500						316			3	MEAS+INSPECTD										
													105			3	MEAS+INSPECTD										
													200			15	PERMIT VISIT										
																			200	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				4,569	SF	21.69	1.000	4	LAND	1.00	NF	1.00				0		1.000	21.69	99,100			
Total Card Land Units								0.10	AC	Parcel Total Land Area: 0.10								Total Land Value								99,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#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			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	140.97	
Interior Floor 2			RCN	230,948	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1996	
AC Type	03	FULL	Effective Year Built	2012	
Bedrooms	3		Depreciation Code	VG	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	9	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	91	
Extra Kitchen St			RCNLD	210,200	
FBM Sqft	330		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		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	96	12.00	1997	50	0.00	FR	A	1.00	600
19	PATIO			L	322	8.00	2000	60	0.00	AV	A	1.00	1,500
02	SHED/FR			L	192	12.00	2000	70	0.00	GD	A	1.00	1,600
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2005	91	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	660		31.81	20,995	
FFL	1ST FLOOR	660	660		159.06	104,976	
SFL	2ND FLOOR	660	660		159.06	104,976	
Ttl Gross Liv / Lease Area		1,320	1,980			230,948	

