

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
WANG JIAN YU 295 MILLBROOK DR EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																		
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	485800		485,800																				
												RES LAND		101	142600		142,600																				
				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_393829_2851144										Total		628,400		628,400																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
WANG JIAN YU FERRENTINO MARIO DUTILA INC				37462		LC		07-28-2017		U		I		520,000		1		Year		Code		Assessed		Year		Code		Assessed									
				27250		LC		08-21-1996		U		V		60,000				2023		101		446,400		2022		101		408,400									
				00000		0000				U				0						101		129,700				101		131,900									
				Total												Total		576,100		Total		540,300		Total		514,100											
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																																					
Nbhd		Nbhd Name				Tracing		Batch																													
0001						101		NV																													
NOTES																																					
SUB DIV #545																Appraised BLDG. Value (Card) 485,800																					
																Appraised Xf (B) Value (Bldg) 0																					
																Appraised Ob (B) Value (Bldg) 0																					
																Appraised Land Value (Bldg) 142,600																					
																Special Land Value 0																					
																Total Appraised Parcel Value 628,400																					
																Valuation Method C																					
																Adjustment																					
																Net Total Appraised Parcel Value 628,400																					
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									
201803001		10-16-2018		62		SOLAR		21,692		06-13-2019		100		11-28-2019		DWELLING		06-13-2019						400		15		PERMIT VISIT									
210		08-22-1996		MN		Manual Note		200,000										11-16-2017						400		14		INSPECTED									
																		11-14-2008						317		2		MEASURED									
																		11-06-2008						250		22		MAILER SENT									
																		10-06-2005						311		1		LEFT NOTICE									
																		04-03-2000						105		16		FIELDREV CHG									
																		12-02-1999						247		2		MEASURED									
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				16,960	SF	6.73	1.250	9	LAND	1.00	NV	1.00					0		1.000	8.41	142,600												
																		Total Card Land Units 0.39 AC Parcel Total Land Area: 0.39										Total Land Value 142,600									

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	8	BRICK VENR	Code	Description	Percentage
Exterior Wall 2	4	VINYL	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		92.52
Interior Floor 1	3	HARDWOOD	RCN		571,507
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1996
Heat Type	1	FORCED H/A	Effective Year Built		2006
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		15
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		85
Extra Kitchens	0		RCNLD		485,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft	383		Dep Ovr Comment		
FBM Quality	3		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			

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
SOL	Solar Panels	EX	Extra Fea	B		0.00	2018	85	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,134		26.75	57,084	
CFL	CATHEDRAL CE	143	143		137.43	19,652	
FFL	1ST FLOOR	1,991	1,991		133.69	266,168	
GAR	GARAGE	0	808		53.44	43,181	
OPF	OPEN PORCH	0	104		12.85	1,337	
PAT	PATIO	0	1,085		6.65	7,219	
SFL	2ND FLOOR	1,323	1,323		133.69	176,866	
Ttl Gross Liv / Lease Area		3,457	7,588			571,507	

