

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
ZHANG HAORAN 109 VINELAND AV EAST LONGMEADOW MA 01028 GIS ID F_376328_2853654 Mailed										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	281900				281,900										
												RES LAND		101	110300				110,300										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	900				900										
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		393,100		393,100													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
ZHANG HAORAN SZURA PRZEMYSŁAW PIOTR SZURA PRZEMYSŁAW PIOTR NEFFINGER ANTHONY M KELLEY DARRYL S				25252 0197		12-07-2023		Q		I		388,500		00		Year		Code		Assessed		Year		Code		Assessed			
				23548 0095		11-20-2020		U		I		100		1A		2024		101		264,300		2023		101		242,500			
				23466 0004		10-08-2020		Q		I		333,000		00				101		110,300				101		100,300			
				20567 0002		01-15-2015		Q		I		253,000		00															
				17892 0249		07-13-2009		U		I		250,000				Total		374,600		Total		342,800		Total		312,500			
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										APPRAISED VALUE SUMMARY																			
Nbhd		Nbhd Name				Tracing		Batch																					
0001						101		MA																					
NOTES																													
										Appraised BLDG. Value (Card)								281,900											
										Appraised Xf (B) Value (Bldg)								0											
										Appraised Ob (B) Value (Bldg)								900											
										Appraised Land Value (Bldg)								110,300											
										Special Land Value								0											
										Total Appraised Parcel Value								393,100											
										Valuation Method								C											
										Adjustment																			
										Net Total Appraised Parcel Value								393,100											
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	
170		06-29-2001		2		DWELLING		70,000										03-20-2024						334		2		MEASURED	
																		03-21-2018						333		2		MEASURED	
																		02-10-2010						317		16		FIELDREV CHG	
																		06-05-2006						250		11		ENTRY DENIED	
																		05-12-2006						250		1		LEFT NOTICE	
																		11-29-2001						105		2		MEASURED	
																		04-28-1981						500		14		INSPECTED	
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				9,000 SF		12.26		1.000	5	LAND	1.00	MA	1.00			0			1.000	12.26	110,300				
Total Card Land Units								0.21	AC	Parcel Total Land Area: 0.21				Total Land Value										110,300					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C+	AVG. (+)	Bsmt Garage	0	
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	
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	3	HARDWOOD	Adj Base Rate	142.23	
Interior Floor 2	6	CERAMIC TL	RCN	313,267	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2001	
AC Type	03	FULL	Effective Year Built	2011	
Bedrooms	3		Depreciation Code	GV	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	10	
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	N	NONE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	90	
Extra Kitchen St	N	NONE	RCNLD	281,900	
FBM Sqft	360		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		Cost to Cure Ovr		
WS Flues	0		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	120	12.00	2019	60	0.00	AV	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	720		34.96	25,173	
FFL	1ST FLOOR	720	720		174.81	125,866	
GAR	GARAGE	0	322		70.03	22,551	
OFP	OPEN PORCH	0	144		17.00	2,447	
OSP	SCRN PORCH	0	140		26.22	3,671	
PAT	PATIO	0	230		9.12	2,098	
SFL	2ND FLOOR	752	752		174.81	131,460	
Ttl Gross Liv / Lease Area		1,472	3,028			313,267	

