

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT					
LUO YUEFENG WANG XIAOJING 45 WINDSOR LN EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed	1006 EAST LONGMEADOW	
		TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	518000	518,000		
		DRAINAGE		VIEW	COMMUNITY	RES LAND	101	158200	158,200		
						RESIDNTL.	101	3800	3,800		
SUPPLEMENTAL DATA						Total				680,000	680,000
GIS ID F_381037_2843364		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY 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)									
LUO YUEFENG	25632	0099	10-30-2024	Q	I	661,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
MORGAN ELIZABETH	22713	0589	06-18-2019	Q	I	515,000	00	2024	101	477,100	2023	101	442,200	2022	101	403,100	
RIZZO VINCENT R	19913	0292	07-10-2013	U	V	80,000	1		101	158,200			144,200		101	146,600	
DAVIS JOHN + STEPHEN A DAVIS,TR ASM + CO INC	09348 00000	0266 0000	12-27-1995	U U	V V	745,000 0	1	Total									
									635,300		Total		586,400		Total		549,700

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																

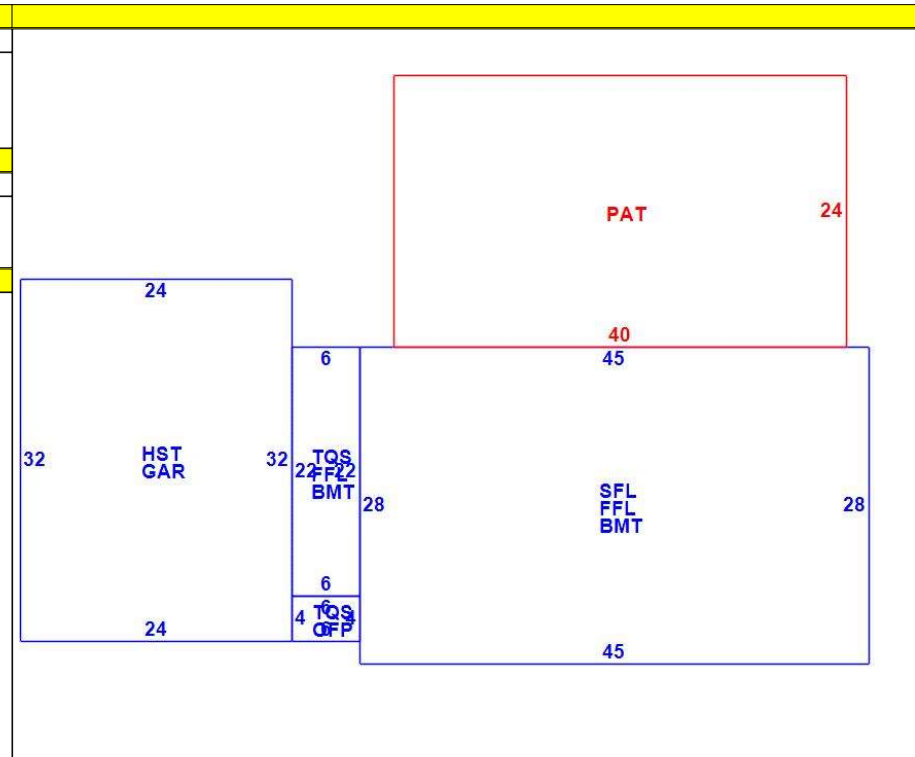
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name		Tracing	Batch		Appraised BLDG. Value (Card)						518,000
0001			130	NV		Appraised Xf (B) Value (Bldg)						0
						Appraised Ob (B) Value (Bldg)						3,800
						Appraised Land Value (Bldg)						158,200
						Special Land Value						0
						Total Appraised Parcel Value						680,000
						Valuation Method						C
						Adjustment						
						Net Total Appraised Parcel Value						680,000

NOTES															
TAKEN FROM 20-7-0.-SUB995 PHASE X															

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	
201902681	08-15-2019	91	INSULATION	5,951		0			04-25-2014			317	15	PERMIT VISIT	
201302391	07-24-2013	2	DWELLING	300,000		0	12-13-2013	OC 12/13/2013 3	12-13-2013	01		317	25	OC 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	MULT				40,000 SF	3.12	1.250	9	LAND	1.00	NV	1.00		0			1.000	3.9	156,000
1	101	ONE FAM	MULT				0.320 AC	7,000.00	1.000	0		1.00	NV	1.00		0			1.000	7,000	2,200
Total Card Land Units							1.24	AC	Parcel Total Land Area:				1.24	Total Land Value							158,200

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	B	GOOD	Bsmt Garage		
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	3	HARDWOOD	Adj Base Rate	108.01	
Interior Floor 2			RCN	551,087	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2013	
AC Type	03	FULL	Effective Year Built	2015	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %	6	
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	94	
Extra Kitchen St			RCNLD	518,000	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues			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
21	PAVILLION/C	OB	Outbuildi	L	320	20.00	2016	60	0.00	AV	A	1.00	3,800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,392		29.05	40,444	
FFL	1ST FLOOR	1,392	1,392		145.48	202,511	
GAR	GARAGE	0	768		58.16	44,663	
HST	HALF STORY	384	768		72.74	55,865	
OPF	OPEN PORCH	0	24		12.12	291	
PAT	PATIO	0	960		7.27	6,983	
SFL	2ND FLOOR	1,260	1,260		145.48	183,308	
TQS	3/4 STORY	117	156		109.11	17,021	
Ttl Gross Liv / Lease Area		3,153	6,720			551,087	

