

State Use 101
Print Date 11/20/2025 8:16:14 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																																	
WANG HONG Z CHAN WAI 47 TUFTS ST SPRINGFIELD MA 01108 GIS ID F_374715_2853586												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		401800		401,800																											
												RES LAND		101		86000		86,000																											
				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		488,700		488,700																									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																													
WANG HONG Z WANG,HONG Z C & M BUILDERS,AND REAL ESTATE LLC GIORGINI DIANO E,				15340 0479		09-15-2005		U		I		1		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed													
				15025 0457		05-18-2005		U		I		345,400		1		2025		101		375,300		2024		101		346,400		2023		101		317,500													
				14308 0362		07-01-2004		U		V		40,000		1				101		86,000				101		86,000				101		78,200													
				02762 0523		08-19-1960		U		I		0								900																									
																Total		462,200		Total		432,400		Total		395,700																			
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 Appraised BLDG. Value (Card) 401,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 900 Appraised Land Value (Bldg) 86,000 Special Land Value 0 Total Appraised Parcel Value 488,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 488,700																													
Nbhd				Nbhd Name				Tracing				Batch																																	
0001								101				MF																																	
NOTES																																													
																VISIT / CHANGE HISTORY																													
																Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result	
																298		09-29-2004		2		DWELLING		118,000				100				OC 5/17/2005		03-25-2024 03-14-2018 01-18-2005 06-04-1980						334 333 311 500		2 2 3 14		MEASURED MEASURED MEAS+INSPCTD 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				15,000	SF	7.54	0.760	3	LAND	1.00	MF	1.00				0			1.000	5.73	86,000																				
Total Card Land Units								0.34	AC	Parcel Total Land Area: 0.34								Total Land Value										86,000																	

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		
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	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		133.27
Interior Floor 1	3	HARDWOOD	RCN		451,499
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2004
Heat Type	1	FORCED H/A	Effective Year Built		2014
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		11
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		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	0		RCNLD		401,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	1		Cost to Cure Ovr Comment		
WS Flues					

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	2021	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	1,008		31.75	32,001
FFL	1ST FLOOR	1,020	1,020		158.42	161,589
GAR	GARAGE	0	624		63.47	39,605
HST	HALF STORY	312	624		79.21	49,427
OPF	OPEN PORCH	0	180		15.84	2,852
PAT	PATIO	0	508		7.80	3,961
SFL	2ND FLOOR	966	966		158.42	153,034
WDK	WOOD DECK	0	287		31.46	9,030
Ttl Gross Liv / Lease Area		2,298	5,217			451,499

