

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	301300		301,300												
												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		412,500		412,500									
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	Year		Code	Assessed		
				23548 0095		11-20-2020		U		I		100		1A		2025		101	281,900	2024		101	264,300	2023		101	242,500		
				23466 0004		10-08-2020		Q		I		333,000		00				101	110,300			101	110,300			101	100,300		
				20567 0002		01-15-2015		Q		I		253,000		00				101	900										
				17892 0249		07-13-2009		U		I		250,000				Total		393,100		Total		374,600		Total		342,800			
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																													
ASSESSING NEIGHBORHOOD																				APPRAISED VALUE SUMMARY									
Nbhd		Nbhd Name						Tracing				Batch				Appraised BLDG. Value (Card)								301,300					
0001								101				MA				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								412,500	
																				Valuation Method								C	
																				Adjustment									
																				Net Total Appraised Parcel Value								412,500	
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	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	153.25	
Interior Floor 2	6	CERAMIC TL	RCN	334,792	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2001	
AC Type	03	FULL	Effective Year Built	2015	
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	301,300	
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		

MIXED USE		
Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION		
Adj Base Rate		153.25
RCN		334,792
Net Other Adj		
Year Built		2001
Effective Year Built		2015
Depreciation Code		GV
Remodel Rating		
Year Remodeled		
Depreciation %		10
Functional Obsol		
External Obsol		
Cost Trend Factor		1
Condition		
% Complete		
Overall % Condition		90
RCNLD		301,300
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
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		37.37	26,903	
FFL	1ST FLOOR	720	720		186.83	134,515	
GAR	GARAGE	0	322		74.85	24,101	
OFP	OPEN PORCH	0	144		18.16	2,616	
OSP	SCRN PORCH	0	140		28.02	3,923	
PAT	PATIO	0	230		9.75	2,242	
SFL	2ND FLOOR	752	752		186.83	140,493	
Ttl Gross Liv / Lease Area		1,472	3,028			334,792	

