

State Use 101
Print Date 11/22/2025 8:57:52 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																							
ADDAE WUSU YAW ADDAE WUSU EUNICE 91 WINDHAM DR EAST LONGMEADOW MA 01028 GIS ID F_392639_2849620				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL. RES LAND RESIDNTL.		101 101 101		551700 156500 17200		551,700 156,500 17,200																									
				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#																																			
Total												725,400		725,400																													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
ADDAE WUSU YAW ADDAE WUSU YAW KANJOLIA ANAND WOFFORD JEFFREY C + WENDY J, RONCA JOSEPH J +				24351 0484		01-12-2022		U		I		1		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed											
				21630 0482		04-05-2017		Q		I		470,000		00		2025		101		516,200		2024		101		483,400		2023		101		444,200											
				10978 0000		10-27-1999		U		I		360,000						101		156,500				101		156,500				101		142,500											
				09600 0207		08-26-1996		U		I		345,000						101		17,200				101		17,200				101		16,000											
				08618 0076		11-01-1993		U		I		1		1F		Total		689,900		Total		657,100		Total		602,700																	
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) 551,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 17,200 Appraised Land Value (Bldg) 156,500 Special Land Value 0 Total Appraised Parcel Value 725,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 725,400																											
Nbhd				Nbhd Name				Tracing				Batch																															
0001								101				NV																															
NOTES																																											
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															
B-23-770		10-04-2023		62		SOLAR		8,228		06-30-2025		100				26 PANELS - NOT C		06-30-2025						450		15		PERMIT VISIT															
31		02-11-2011		12		REROOF		10,000								NVC		06-11-2024						450		15		PERMIT VISIT															
314		11-01-1993		MN		Manual Note		13,000								POOL I		12-01-2021						334		2		MEASURED															
152		06-01-1993		MN		Manual Note		200,000								DWELLING		03-23-2012						317		15		PERMIT VISIT															
																		06-29-2006						311		2		MEASURED															
																		02-15-2000						247		14		INSPECTED															
																		01-03-2000						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								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		RA								0.070		AC		7,000.00		1.000		0				1.00		NV		1.00				0				1.000		7,000		500	
Total Card Land Units														0.99		AC		Parcel Total Land Area: 0.99										Total Land Value										156,500					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Central Vac	1	YES
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	B	GOOD	Bsmt Garage	0	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	8	BRICK VENR	Code	Description	
Exterior Wall 2	4	VINYL	101	ONE FAM	Percentage
Roof Structure	2	HIP			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	107.62	
Interior Floor 2	3	HARDWOOD	RCN	672,769	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1993	
AC Type	03	FULL	Effective Year Built	2007	
Bedrooms	4		Depreciation Code	GD	
Full Baths	4		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	4		Depreciation %	18	
Total Rooms	8		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	82	
Extra Kitchen St	N	NONE	RCNLD	551,700	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	2		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
11	POOL I-V	OB	Outbuildi	L	648	29.00	1994	70	0.00	GD	A	1.00	13,200
19	PATIO			L	504	8.00	1994	70	0.00	GD	G	1.25	3,500
02	SHED/FR			L	48	12.00	2003	70	0.00	GD	G	1.25	500

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	2,048		29.41	60,239
FFL	1ST FLOOR	2,048	2,048		146.92	300,902
GAR	GARAGE	0	776		58.69	45,547
HST	HALF STORY	388	776		73.46	57,007
OFP	OPEN PORCH	0	88		15.03	1,322
SFL	2ND FLOOR	1,414	1,414		146.92	207,752
Ttl Gross Liv / Lease Area		3,850	7,150			672,769

