

CURRENT OWNER				TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT									
ROMANO JOSEPH R ROMANO DEBORAH L 76 GREENWICH RD E LONGMEADOW, MA 01028 Additional Owners:								1 TYPCL												Description		Code		Appraised Value		Assessed Value		1006 AST LONGMEADOW, M 	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	05		CAPE	#Heat Sys	1		NO	
Model	01		RESIDENTIAL	Central Vac	0			
Grade	C+		AVG. (+)	FBM Sqft	519			
Stories	1.75		1 3/4 Stories	Int vs Ext	S			
Foundation	1		CONCRETE	MIXED USE				
Exterior Wall 1	1		WOOD SHING	Code	Description		Percentage	
Exterior Wall 2	2		CLAPBOARD	101	ONE FAM		100	
Roof Structure	1		GABLE					
Roof Cover	1		ASPHALT SH					
Interior Wall 1	1		DRYWALL					
Interior Wall 2				COST/MARKET VALUATION				
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:				84.14
Interior Floor 2	4		CARPET					
Heat Fuel	1		OIL					
Heat Type	1		FORCED H/A					
AC Type	03		FULL					
Bedrooms	4			Replace Cost	271,269			
Full Baths	2			AYB	1964			
Half Baths	0			EYB	1987			
Extra Fixtures	0			Dep Code	GD			
Total Rooms	8			Remodel Rating				
Bath Style	G			Year Remodeled				
Kitchen Style	V			Dep %	27			
Kitchens	1			Functional Obslnc				
Extra Kitchens	0			External Obslnc				
Frame	1			Cost Trend Factor	1			
Basement Floor	12		Condition					
Bsmt Garage			% Complete					
Units	1		Overall % Cond	73				
WS Flues			Apprais Val	198,000				
FBM Quality	1		Dep % Ovr	0				
Fireplaces	1		Dep Ovr Comment					
			Misc Imp Ovr	0				
			Misc Imp Ovr Comment					
			Cost to Cure Ovr	0				
			Cost to Cure Ovr Comment					

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
02	SHED/FR			L	48	7.48	1980	A		AV	60	200
28	B-BALL C			L	1	0.00	1970	A		AV	60	1,200
04	GARAGE/L			L	528	30.48	2001	A		GD	70	11,300
03	GARAGE	OB	Outbuilding	L	480	28.18	2001	A		GD	70	9,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,298		16.85	21,877
FFL	1ST FLOOR	1,942	1,942		84.14	163,401
GAR	GARAGE	0	484		33.73	16,323
OFP	OPEN PORCH	0	56		9.02	505
TQS	3/4 STORY	761	1,014		63.15	64,031
WDK	WOOD DECK	0	434		11.83	5,133

Ttl. Gross Liv/Lease Area:		2,703	5,228	3,224		271,269
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