

Property Location: 76 GREENWICH RD

MAP ID:59/ 30/ 18/ /

Bldg Name:

State Use:101

Vision ID: 4458

Account #4530

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/02/2016 18:06

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 AST LONGMEADOW, MA VISION				
ROMANO JOSEPH R ROMANO DEBORAH L 76 GREENWICH RD E LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code		Appraised Value		Assessed Value						
											RESIDENTL.		101		200,200		200,200						
													RES LAND		101		138,800					138,800	
													RESIDENTL.		101		22,200					22,200	
SUPPLEMENTAL DATA																							
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_388264_2856486							Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																
Total										361,200				361,200									

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
ROMANO JOSEPH R ROMANO,JOSEPH R SZCZEBAK CATHERINE A HEIRS +, ROMANO JOSEPHE R				11633/ 212 11633/ 210 07635/ 0122 02963/ 0037		05/10/2001 05/10/2001 02/04/1991 07/12/1963		U	I	100 100 1 0		A												
													Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
													2016	101	198,000		2015	101	198,000		2014	B	194,400	
													2016	101	134,300		2015	101	134,300		2014	L	141,300	
													2016	101	22,200		2015	101	22,200		2014	O	28,600	
Total:										354,500		Total:		354,500		Total:		364,300						

EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)200,200 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)22,200 Appraised Land Value (Bldg)138,800 Special Land Value0 Total Appraised Parcel Value361,200 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value361,200											
Year	Type	Description		Amount		Code	Description		Number	Amount												Comm. Int.	
Total:																							
ASSESSING NEIGHBORHOOD																							
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch												
0001/A								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	
106		05/17/2001		4	ADDITION		15,000			0			ADD 400SF TO EXSTG.		06/13/2008				317	3	MEAS+INSPCTD	
350		11/01/1987		MN	Manual Note		1,900			0			FPL INSRT		03/22/2002				250	22	MAILER SENT	
317		10/01/1987		MN	Manual Note		20,000			0			ADDITION		02/28/2002				274	15	PERMIT VISIT	
															11/12/2001				247	2	MEASURED	
															03/26/1992				131	13	MISSED APPT	

LAND LINE VALUATION SECTION																								
B #	Use Code	Use Description		Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing		S Adj Fact	Adj. Unit Price	Land Value		
1	101	ONE FAM		RA				37,934	SF	2.30	1.5900	9	1.0000	1.00	NV	1.00				1.00	3.66	138,800		
Total Card Land Units:									0.87	AC	Parcel Total Land Area:					0.87	AC	Total Land Value:						138,800

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											
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:				85.06			
Interior Floor 2	4		CARPET								
Heat Fuel	1		OIL								
Heat Type	1		FORCED H/A								
AC Type	03		FULL								
Bedrooms	4		GOOD V GOOD	Replace Cost	274,221						
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	WOOD		Overall % Cond	73						
WS Flues			Apprais Val	200,200							
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		17.04	22,115	
FFL	1ST FLOOR	1,942	1,942		85.06	165,179	
GAR	GARAGE	0	484		34.09	16,501	
OPF	OPEN PORCH	0	56		9.11	510	
TQS	3/4 STORY	761	1,014		63.83	64,728	
WDK	WOOD DECK	0	434		11.95	5,188	

Ttl. Gross Liv/Lease Area:		2,703	5,228	3,224	274,221		
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