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:** 12/15/2017 21:45

CURRENT OWNER

ROMANO JOSEPH R
ROMANO DEBORAH L
76 GREENWICH RD

E LONGMEADOW, MA 01028
Additional Owners:

TOPO. / UTILITIES / STRT./ROAD / LOCATION

	TOPO.		UTILITIES		STRT./ROAD		LOCATION
		1	TYPCL				

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Field 7
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	
GIS ID: F_388264_2856486	*ASSOC PID#*

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	204,400	204,400
RES LAND	101	129,000	129,000
RESIDNTL.	101	22,200	22,200
		Total	355,600	355,600

1006
4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
ROMANO JOSEPH R	11633/ 212	05/10/2001	U	I	100	A
ROMANO,JOSEPH R	11633/ 210	05/10/2001	U	I	100	A
SZCZEBAK CATHERINE A HEIRS +,	07635/ 0122	02/04/1991	U	I	1	A
ROMANO JOSEPHE R	02963/ 0037	07/12/1963	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2017	101	200,200	2016	101	198,000	2015	101	198,000
2017	101	138,800	2016	101	134,300	2015	101	134,300
2017	101	22,200	2016	101	22,200	2015	101	22,200
		Total: 361,200			*Total:* 354,500			*Total:* 354,500

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	204,400
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	22,200
Appraised Land Value (Bldg)	129,000
Special Land Value	0
Total Appraised Parcel Value	355,600
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	355,600

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			101	NV

NOTES

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
106	05/17/2001	4	ADDITION	15,000		0		ADD 400SF TO EXSTG.(
350	11/01/1987	MN	Manual Note	1,900		0		FPL INSRT
317	10/01/1987	MN	Manual Note	20,000		0		ADDITION

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
06/13/2008			317	3	MEAS+INSPCTD
03/22/2002			250	22	MAILER SENT
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 Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	101	ONE FAM	RA				37,934	SF	2.43	1.4000	9	1.0000	1.00	NV	1.00				1.00	3.40	129,000

Total Card Land Units: 0.87 AC | **Parcel Total Land Area:** 0.87 AC | **Total Land Value:** 129,000

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:** 12/15/2017 21:45

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	05		CAPE
Model	01		RESIDENTIAL
Grade	C+		AVG. (+)
Stories	1.75		1 3/4 STORIES
Foundation	1		CONCRETE
Exterior Wall 1	1		WOOD SHING
Exterior Wall 2	2		CLAPBOARD
Roof Structure	1		GABLE
Roof Cover	1		ASPHALT SH
Interior Wall 1	1		DRYWALL
Interior Wall 2			
Interior Floor 1	3		HARDWOOD
Interior Floor 2	4		CARPET
Heat Fuel	1		OIL
Heat Type	1		FORCED H/A
AC Type	03		FULL
Bedrooms	4		
Full Baths	2		
Half Baths	0		
Extra Fixtures	0		
Total Rooms	8		
Bath Style	G		GOOD
Kitchen Style	V		V GOOD
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor	12		CONCRETE
Bsmt Garage			
Units	1		
WS Flues			
FBM Quality	1		
Fireplaces	1		

CONSTRUCTION DETAIL (CONTINUED)

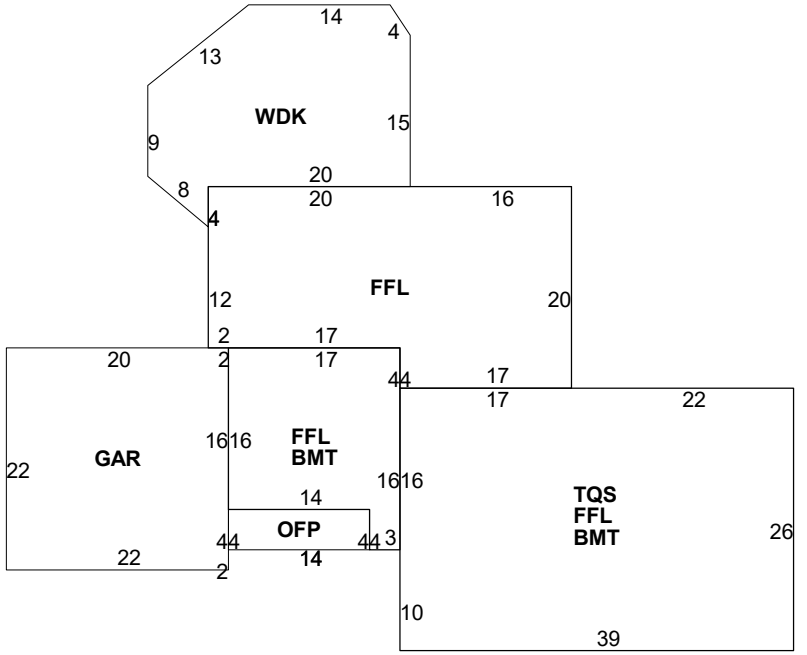
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		NO
FBM Sqft	519		
Int vs Ext	S		SAME

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	90.58
Replace Cost	292,038
AYB	1964
EYB	1987
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	30
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	70
Apprais Val	204,400
Dep % Ovr	0
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		18.14	23,551
FFL	1ST FLOOR	1,942	1,942		90.58	175,911
GAR	GARAGE	0	484		36.31	17,573
OFP	OPEN PORCH	0	56		9.71	543
TQS	3/4 STORY	761	1,014		67.98	68,933
WDK	WOOD DECK	0	434		12.73	5,526
	Ttl. Gross Liv/Lease Area:	2,703	5,228	3,224		292,038