

Property Location: 28 RONALD RD

Vision ID: 4948

Account #5025

Bldg #: 1 of 2

Sec #: 1 of 1

Card 1 of 2

Bldg Name:

State Use: 109

Print Date: 12/15/2017 23:42

CURRENT OWNER

GOLDSTEIN RONALD I

43 SOUTH BEND LN

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_388653_2844240

Received
Field 7
Field 8
Field 9
Field 10

ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND

Code

109
109

Appraised Value

15,500
116,600

Assessed Value

15,500
116,600

Total

132,100

132,100

1006

43T LONGMEADOW, MA

VISION

RECORD OF OWNERSHIP

GOLDSTEIN RONALD I

GOLDSTEIN MARIE L ESTATE OF

GOLDSTEIN MARIE L LIFE EST +,

GOLDSTEIN MARIE L

BK-VOL/PAGE

20575/ 103

11432/ 182

09643/ 0069

01973/ 0246

SALE DATE

01/23/2015

12/04/2000

10/03/1996

12/23/1948

q/u

U

U

U

U

v/i

1

1

1

1

SALE PRICE

1

1

1

0

V.C.

1A

A

A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2017

109

14,600

2016

109

13,400

2015

109

13,400

2017

109

123,000

2016

109

120,200

2015

109

120,200

Total:

137,600

Total:

133,600

Total:

133,600

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

109

MA

NOTES

ESTIMATED ABANDONED NOT INHABITABLE

VANDALIZED ROOF BAD NOW WINDOWS

BOA

REVIEW AND UPDATED FOR FY 2010. FY 2010

ABT DENIED. FY11 ABT DENIED. 3/18/11

NOT RESTORABLE IN DATA COLLECTORS

ESTIMATION-BETTER OFF TO DEMO. NO

WINDOWS,SMASHED, ROTTED SILLS, ROOF.

WATER IN OLD QUARRY. FY12 ABT DENIED

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

6,300

0

0

116,600

0

132,100

C

0

132,100

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

Visit/Change History

Date

Type

IS

ID

Cd.

Purpose/Result

03/18/2011

317

14

INSPECTED

05/10/2007

311

14

INSPECTED

05/03/2007

311

2

MEASURED

10/16/2001

247

14

INSPECTED

04/27/2000

247

2

MEASURED

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

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

109

MULT HS

RA

40,000

SF

2.32

1.1900

7

1.0000

0.85

MG

1.00

ACCESS

1.00

2.35

94,000

1

109

MULT HS

RA

6.46

AC

7,000.00

1.0000

0

1.0000

0.50

MG

1.00

ACCESS + WET

1.00

3,500.00

22,600

Total Card Land Units:

7.38

AC

Parcel Total Land Area:

7.38

AC

Total Land Value:

116,600

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description					
Style	05		CAPE	#Heat Sys	1							
Model	01		RESIDENTIAL	Central Vac	0		NO					
Grade	C		AVERAGE	FBM Sqft								
Stories	1.50		1 1/2 STORIES	Int vs Ext	S		SAME					
Foundation	2		CONC BLOCK	MIXED USE								
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage					
Exterior Wall 2				109	MULT HS		100					
Roof Structure	1		GABLE	COST/MARKET VALUATION								
Roof Cover	10		ROLLED									
Interior Wall 1	2		PLASTER									
Interior Wall 2				Adj. Base Rate:				106.15				
Interior Floor 1	3		HARDWOOD	Replace Cost				125,581				
Interior Floor 2	4		CARPET					AYB				1945
Heat Fuel								EYB				1922
Heat Type	8		NONE					Dep Code				DL
AC Type	01		NONE					Remodel Rating				
Bedrooms	2							Year Remodeled				
Full Baths	1							Dep %				70
Half Baths	1							Functional Obslnc				
Extra Fixtures	0							External Obslnc				
Total Rooms	4							Cost Trend Factor				1
Bath Style	P		POOR					Condition				PD
Kitchen Style	P		POOR					% Complete				5
Kitchens	1							Overall % Cond				5
Extra Kitchens	0							Apprais Val				6,300
Frame	1		WOOD					Dep % Ovr				0
Basement Floor	13		EARTH					Dep Ovr Comment				
Bsmt Garage								Misc Imp Ovr				0
Units	1							Misc Imp Ovr Comment				
WS Flues								Cost to Cure Ovr				0
FBM Quality								Cost to Cure Ovr Comment				
Fireplaces	0											

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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	416		21.18	8,811	
EFP	ENCL PORCH	0	60		31.85	1,911	
FFL	1ST FLOOR	832	832		106.15	88,321	
UHS	UNFIN HALF STORY	0	832		31.90	26,539	
Ttl. Gross Liv/Lease Area:		832	2,140	1,183		125,581	

UHS	16	UHS	16
FFL		FFL	
		BMT	
			8
			EFP 6
			10
			10
			6
			8
	16		16



Property Location: 28 RONALD RD

Vision ID: 4948

Account #5025

Bldg #: 2 of 2

Sec #: 1 of 1

Card 2 of 2

Bldg Name:

State Use: 109

Print Date: 12/15/2017 23:42

CURRENT OWNER

GOLDSTEIN RONALD I

43 SOUTH BEND LN

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL. RES LAND

Code

109109

Appraised Value

15,500116,600

Assessed Value

15,500116,600

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_388653_2844240

Received
Field 7
Field 8
Field 9
Field 10

ASSOC PID#

Total

132,100

132,100

RECORD OF OWNERSHIP

BK-VOL/PAGE

20575/ 103
11432/ 182
09643/ 0069
01973/ 0246

SALE DATE

01/23/2015
12/04/2000
10/03/1996
12/23/1948

q/u

U
U
U
U

v/i

1
1
1
1

SALE PRICE

1
1
1
0

V.C.

1A
A
A
A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2017
2017

Code

109
109

Assessed Value

14,600
123,000

Yr.

2016
2016

Code

109
109

Assessed Value

13,400
120,200

Yr.

2015
2015

Code

109
109

Assessed Value

13,400
120,200

Total:

137,600

Total:

133,600

Total:

133,600

Total:

133,600

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

109

Batch

MA

NOTES

ESTIMATED STILL UNOCCUPIED
10/16/01ABANDONED NOT INHABITABLE
VANDALIZED WINDOWS BROKEN ROTTED FLOORS
SILLS LITTLE OR NO VALUE 3/18/01 NOT
RESTORABLE IN DATA COLLECTORS
ESTIMATION. TOO FAR GONE, OPEN TO

ASSESSING NEIGHBORHOOD

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

9,200

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

0

Appraised Land Value (Bldg)

0

Special Land Value

0

Total Appraised Parcel Value

132,100

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

132,100

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

VISIT/CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

03/18/2011

317

14

INSPECTED

05/10/2007

311

14

INSPECTED

05/03/2007

311

2

MEASURED

10/16/2001

247

14

INSPECTED

04/27/2000

247

2

MEASURED

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

Spec Calc

S Adj Fact

Adj.

Unit Price

Land Value

2

109

MULT HS

RA

0 SF

0.00

1.1900

7

1.0000

1.00

MG

1.00

.00

0.00

0

Total Card Land Units:

0.00

AC

Parcel Total Land Area:

7.38

AC

Total Land Value:

0

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	12		MULTI-CONV	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C-		AVG. (-)	FBM Sqft			
Stories	2.5			Int vs Ext	S		SAME
Foundation	3		MASONRY	MIXED USE			
Exterior Wall 1	1		WOOD SHING	Code	Description		Percentage
Exterior Wall 2				109	MULT HS		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2	1		DRYWALL	COST/MARKET VALUATION			
Interior Floor 1	2		SOFTWOOD	Adj. Base Rate:			69.68
Interior Floor 2							
Heat Fuel				Replace Cost			184,105
Heat Type	8		NONE	AYB			1900
AC Type	01		NONE	EYB			1922
Bedrooms	4			Dep Code			DL
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %			70
Total Rooms	10			Functional ObsInc			
Bath Style	P		POOR	External ObsInc			
Kitchen Style	P		POOR	Cost Trend Factor			
Kitchens	2			Condition			OT
Extra Kitchens	0			% Complete			5
Frame	1		WOOD	Overall % Cond			5
Basement Floor				Apprais Val			9,200
Bsmt Garage				Dep % Ovr			0
Units	2			Dep Ovr Comment			
WS Flues				Misc Imp Ovr			0
FBM Quality				Misc Imp Ovr Comment			
Fireplaces	0			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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,092		13.91	15,191
EFP	ENCL PORCH	0	72		21.29	1,533
FFL	1ST FLOOR	1,092	1,092		69.68	76,095
SFL	2ND FLOOR	1,092	1,092		69.68	76,095
UAT	UNFIN ATTC	0	1,092		13.91	15,191

Ttl. Gross Liv/Lease Area: 2,184 4,440 2,642 184,105

