

Print Date: 12/06/2018 15:36

CURRENT OWNER										TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT							
ROLDAN CHRISTOPHER J NIEVES MELINDA S 34 RANKIN AV EAST LONGMEADOW, MA 01028 Additional Owners:														I TYPCL												Description		Code		Appraised Value		Assessed Value	
																										RESIDNTL.		101		110,500		110,500	
																										RES LAND		101		83,700		83,700	
																										RESIDNTL.		101		700		700	
										SUPPLEMENTAL DATA																							
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_382146_2850959										Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																							
																Total		194,900		194,900													
RECORD OF OWNERSHIP										BK-VOL/PAGE				SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
ROLDAN CHRISTOPHER J SHEA MICHAEL W JOHNSON PHILIP J + DALE E, HEATHCOTE EDITH										21328/ 286 11191/ 489 07540/ 0187 01713/ 0236				08/26/2016		Q	I	216,000		00	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		
																					2018	101	102,000		2017	101	92,600		2016	101	91,500		
																					2018	101	83,700		2017	101	81,800		2016	101	79,400		
																					2018	101	700		2017	101	700		2016	101	700		
																					Total:		186,400		Total:		175,100		Total:		171,600		
EXEMPTIONS										OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor													
Year	Type	Description				Amount		Code	Description				Number		Amount		Comm. Int.																
Total:																																	
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY																							
NBHD/ SUB		NBHD Name				Street Index Name														Tracing				Batch									
0001/A																				101				MA									
NOTES																																	
BATH REMOD 1992 SHED EST FIELD CHANGE										Net Total Appraised Parcel Value 194,900																							
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											
260		08/17/2007		17	DECK				5,000			0			18X24'		01/23/2017 02/04/2008 04/13/2004 03/22/2004 10/03/2003			317 317 319 AO 274	16 15 14 22 2	FIELDREV CHG PERMIT VISIT INSPECTED MAILER SENT 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			S Adj Fact	Adj. Unit Price	Land Value								
1	101	ONE FAM			RC				14,025	SF	5.97	1.0000	5	1.0000	1.00	MA	1.00						1.00	5.97	83,700								
Total Card Land Units:										0.32 AC		Parcel Total Land Area: 0.32 AC										Total Land Value: 83,700											

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	2.00		2 STORY	Int vs Ext	S		SAME
Foundation	2		CONC BLOCK	MIXED USE			
Exterior Wall 1	3		ALUMINUM	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	2		PLASTER				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD				
Interior Floor 2				Adj. Base Rate:		107.38	
Heat Fuel	1		OIL	Replace Cost		175,455	
Heat Type	5		STEAM	AYB		1941	
AC Type	01		NONE	EYB		1981	
Bedrooms	3			Dep Code		AG	
Full Baths	1			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	0			Dep %		37	
Total Rooms	6			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	F		FAIR	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		63	
Basement Floor	12		CONCRETE	Apprais Val		110,500	
Bsmt Garage				Dep % Ovr		0	
Bsmt Garage				Dep Ovr Comment			
Units	1			Misc Imp Ovr		0	
WS Flues				Misc Imp Ovr Comment			
FBM Quality				Cost to Cure Ovr		0	
Fireplaces	1			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
19	PATIO			L	100	5.75	1998	F		AV	60	300
02	SHED/FR			L	80	7.48	2014	A		AV	60	400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	672		21.41	14,389	
FFL	1ST FLOOR	672	672		107.38	72,158	
GAR	GARAGE	0	240		42.95	10,308	
OPF	OPEN PORCH	0	140		10.74	1,503	
SFL	2ND FLOOR	672	672		107.38	72,158	
WDK	WOOD DECK	0	328		15.06	4,939	

Ttl. Gross Liv/Lease Area:		1,344	2,724	1,634		175,455	
----------------------------	--	-------	-------	-------	--	---------	--

