

Property Location

16 FAIRVIEW ST

Map ID

25/ 10/ 16/ /

Bldg Name

State Use

101

Vision ID

1482

Account #

1517

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 12:30:14

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW																									
ROMANKO DANIEL B ROMANKO PEARLA 16 FAIRVIEW ST EAST LONGMEADOW MA 01028 GIS ID F_379778_2853307		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code						Appraised		Assessed																			
										RESIDNTL.		101						107500		107,500																			
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101						84000		84,000																			
										RESIDNTL.		101						4000		4,000																			
SUPPLEMENTAL DATA										Total		195,500		195,500																									
Alt Prcl ID		SP Permit		Chapter Land		OC Dates		In+Ex FY		Received NIA		Field 8		Field 9		Field 10																							
Mailed								Assoc Pid#																															
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
ROMANKO DANIEL B		03432 0077		06-19-1969		U		I		0				Year		Code		Assessed		Year		Code		Assessed															
														2019		101		104,400		2018		101		96,100		2017		101		99,700									
																101		81,500				101		81,500				101		79,600									
																101		4,000				101		4,000				101		4,000									
Total												189900		Total		181600		Total		183300																			
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																															
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int																							
Total				0.00																																			
ASSESSING NEIGHBORHOOD																		APPRAISED VALUE SUMMARY																					
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)				107,500																									
0001						101		MA		Appraised Xf (B) Value (Bldg)				0																									
										Appraised Ob (B) Value (Bldg)				4,000																									
										Appraised Land Value (Bldg)				84,000																									
										Special Land Value				0																									
										Total Appraised Parcel Value				195,500																									
										Valuation Method				C																									
										Adjustment																													
										Net Total Appraised Parcel Value				195,500																									
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											
221		08-01-1994		MN		Manual Note		5,200								PORCH		12-29-2016						317		3		MEAS+INSPCTD											
138		01-01-1985		MN		Manual Note										POOL		04-21-2004						319		14		INSPECTED											
																		03-25-2004						AO		22		MAILER SENT											
																		11-06-2003						274		2		MEASURED											
																		01-18-1995						107		15		PERMIT VISIT											
																		08-09-1991						181		3		MEAS+INSPCTD											
																		07-24-1980						500		3		MEAS+INSPCTD											
LAND LINE VALUATION SECTION																																							
B		Use Co		Description		Zone		D		Fronta		Depth		Land Units		Unit Price		I. Fact		S.A.		Ac Di		C. Fact		St. Idx		Adj		Notes		Special Pricing		Size A		Adj Unit Pric		Land Value	
1		101		ONE FAM		RC								7,625 SF		11.01		1.000		5		LAND		1.00		MA		1.00				0		1.000		11.01		84,000	
Total Card Land Units														0.175		AC		Parcel Total Land Area:				0.1750				Total Land Value										84,000			

Property Location 16 FAIRVIEW ST
 Vision ID 1482 Account # 1517

Map ID 25/ 10/ 16/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 12/18/2019 12:30:15

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	93.30	
Interior Floor 2	4	CARPET	RCN	188,579	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1953	
AC Type	01	NONE	Effective Year Built	1975	
Bedrooms	3		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	107,500	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	1		Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
07	POOL A-C	OB	Outbuildi	L	24	69.00	1985	60	0.00	AV	A	1.00	1,000
03	GARAGE	OB	Outbuildi	L	240	28.18	1960	50	0.00	FR	F	0.90	3,000

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	888		20.56	18,253
EFP	ENCL PORCH	0	168		30.52	5,127
FFL	1ST FLOOR	888	888		102.54	91,059
OPF	OPEN PORCH	0	42		9.77	410
TQS	3/4 STORY	666	888		76.91	68,295
WDK	WOOD DECK	0	379		14.34	5,435
Ttl Gross Liv / Lease Area		1,554	3,253	1,839		188,579

