

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																													
ROLDAN CHRISTOPHER J NIEVES MELINDA S 34 RANKIN AV EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	113700		113,700																								
												RES LAND		101	86300		86,300																								
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	700		700																								
				SUPPLEMENTAL DATA																																					
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																																	
GIS ID F_382146_2850959												Total		200,700		200,700																									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
ROLDAN CHRISTOPHER J SHEA MICHAEL W JOHNSON PHILIP J + DALE E, HEATHCOTE EDITH				21328		0286		08-26-2016		Q		I		216,000		00		Year		Code		Assessed		Year		Code		Assessed													
				11191		0489		05-11-2000		U		I		120,000				2019		101		110,500		2018		101		102,000													
				07540		0187		09-05-1990		U		I		125,500						101		83,700				101		81,800													
				01713		0236		05-16-1941		U		I		0						101		700				101		700													
																Total		194900		Total		186400		Total		175100															
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																																									
Nbhd				Nbhd Name				B				Tracing				Batch																									
0001												101				MA																									
NOTES																																									
BATH REMOD 1992 SHED EST FIELD CHANGE																		Appraised BLDG. Value (Card) 113,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 700 Appraised Land Value (Bldg) 86,300 Special Land Value 0 Total Appraised Parcel Value 200,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 200,700																							
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 07-30-1992 04-14-1992						317 317 319 AO 274 131 131		16 15 14 22 2 14 1		FIELDREV CHG PERMIT VISIT INSPECTED MAILER SENT MEASURED INSPECTED LEFT NOTICE													
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								14,025		SF		6.15		1.000		5		LAND		1.00		MA		1.00				0		1.000		6.15		86,300	
Total Card Land Units														0.322		AC		Parcel Total Land Area: 0.3220				Total Land Value												86,300							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		
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	97.33	
Interior Floor 2			RCN	180,537	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	5	STEAM	Year Built	1941	
AC Type	01	NONE	Effective Year Built	1981	
Bedrooms	3		Depreciation Code	AG	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	F	FAIR	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	113,700	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			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
19	PATIO			L	100	5.75	1998	60	0.00	AV	F	0.90	300
02	SHED/FR			L	80	7.48	2014	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	672		22.03	14,805	
FFL	1ST FLOOR	672	672		110.49	74,248	
GAR	GARAGE	0	240		44.20	10,607	
OPF	OPEN PORCH	0	140		11.05	1,547	
SFL	2ND FLOOR	672	672		110.49	74,248	
WDK	WOOD DECK	0	328		15.50	5,082	
Ttl Gross Liv / Lease Area		1,344	2,724	1,634		180,537	

