

State Use 101
Print Date 12/19/2019 5:38:09 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																																	
RONCARATI LYNN DIA 309 PARKER ST EAST LONGMEADOW MA 01028 GIS ID F_391040_2849643												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		128800		128,800																											
												RES LAND		101		98400		98,400																											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		15200		15,200																											
				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#																																					
												Total		242,400		242,400																													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																													
RONCARATI LYNN DIA BANK OF AMERICA NA RONCARATI LYNN DIA ROLLINS,ROBERT H ROLLINS ALLAN W HEIRS +,				22176 167		05-17-2018		U		I		193,920		1L		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed													
				21448 0364		11-16-2016		U		I				1A		2019		101		125,300		2018		101		112,400		2017		101		113,100													
				15657 0257		01-26-2006		U		I		100		1A				101		95,700				101		95,700				101		93,300													
				10311 0112		06-03-1998		U		I		1		1A				101		15,200				101		17,800				101		17,800													
				04679 0240		10-25-1978		U		I		0																																	
																Total		236200		Total		225900		Total		224200																			
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				MG																													
NOTES																																													
SUB DIV 875																																													
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																	
282		10-01-2002		3		GARAGE		7,500								DETACHED		06-20-2018						333		3		MEAS+INSPCTD																	
156		06-19-2001		5		DEMOLITION		9,800								GARAGE		06-22-2006						311		2		MEASURED																	
155		06-19-2001		5		DEMOLITION		3,500								SHED		02-20-2003						274		15		PERMIT VISIT																	
154		06-19-2001		5		DEMOLITION		3,500								SHED		04-18-2002						274		14		INSPECTED																	
149		06-13-2001		5		DEMOLITION		8,000								GARAGE		03-07-2002						274		15		PERMIT VISIT																	
306		12-03-1996		MN		Manual Note										DEMO		12-18-1996						200		15		PERMIT VISIT																	
130		06-03-1996		MN		Manual Note		1,800								POOL		03-23-1992						131		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		RA								29,536		SF		3.11		1.190		7		LAND		1.00		MG		1.00				0		TRF1		0.9		1.000		3.33		98,400	
Total Card Land Units																		0.678		AC		Parcel Total Land Area: 0.6781										Total Land Value										98,400			

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	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	88.46	
Interior Floor 2	3	HARDWOOD	RCN	225,927	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1780	
AC Type	01	NONE	Effective Year Built	1975	
Bedrooms	3		Depreciation Code	AV	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	2		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	128,800	
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
02	SHED/FR			L	192	7.48	2001	70	0.00	GD	A	1.00	1,000
03	GARAGE	OB	Outbuildi	L	720	28.18	2002	70	0.00	GD	A	1.00	14,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	728		20.94	15,243	
FFL	1ST FLOOR	1,472	1,472		104.40	153,680	
TQS	3/4 STORY	546	728		78.30	57,004	
Ttl Gross Liv / Lease Area		2,018	2,928	2,164		225,927	

