

State Use 101
Print Date 12/18/2019 10:25:42

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
ROMANO NORMA ROMANO MATTHEW 49 DONAMOR LN EAST LONGMEADOW MA 01028 GIS ID F_379005_2850288 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	160100		160,100											
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	88800		88,800											
												RESIDNTL.		101	4100		4,100											
				SUPPLEMENTAL DATA																								
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		253,000		253,000												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)															
ROMANO NORMA ALLEN NORMA I, WM SPECIALTY MORTGAGE LLC,C/O CITI R WILDER,DAVID K WILDER ,DAVID K				19843 0059		05-30-2013		U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
				17737 0477		04-13-2009		U	I	179,900		1S	2019	101	155,600	2018	101	90,600	2017	101	91,500							
				17535 0151		11-04-2008		U	I	162,000		1L		101	86,300		101	86,300		101	84,400							
				13981 0202		02-27-2004		U	I	30,000		1A		101	4,100		101	4,100		101	4,100							
				BK10 0		02-24-1998		U	I	100,000			Total		246000	Total		181000	Total		180000							
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																
Year	Code	Description		Amount		Code	Description		YEAR	Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 160,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 4,100 Appraised Land Value (Bldg) 88,800 Special Land Value 0 Total Appraised Parcel Value 253,000 Valuation Method C Adjustment Net Total Appraised Parcel Value 253,000														
Total		0.00																										
ASSESSING NEIGHBORHOOD																												
Nbhd		Nbhd Name			B			Tracing			Batch																	
0001								101			MA																	
NOTES																												
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								
201702716 98	10-18-2017 05-19-1998	4 9	ADDITION ALTERATION		92,656 8,500		03-01-2018	100	03-01-2018		484 SF ADDITION 98 BP NVC		03-01-2018 06-17-2014 04-01-2004 02-26-2004 01-22-1999 07-13-1992 04-27-1992		01			333 400 250 311 105 131 107	15 14 22 2 15 14 2	PERMIT VISIT INSPECTED MAILER SENT MEASURED PERMIT VISIT INSPECTED MEASURED								
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				21,195 SF		4.19	1.000	5	LAND	1.00	MA	1.00			0		1.000	4.19	88,800					
Total Card Land Units												0.487 AC		Parcel Total Land Area:		0.4866		Total Land Value										88,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	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	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	86.58	
Interior Floor 2	4	CARPET	RCN	228,692	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1957	
AC Type	01	NONE	Effective Year Built	1988	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating	03	
Half Baths	0		Year Remodeled	2017	
Extra Fixtures	0		Depreciation %	30	
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	70	
Extra Kitchen St			RCNLD	160,100	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	2		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
03	GARAGE	OB	Outbuildi	L	240	28.18	1957	60	0.00	AV	A	1.00	4,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,424		19.75	28,118	
EFB	ENCL PORCH	0	112		29.95	3,354	
FFL	1ST FLOOR	1,312	1,312		98.66	129,441	
TQS	3/4 STORY	684	912		73.99	67,483	
WDK	WOOD DECK	0	18		16.44	296	
Ttl Gross Liv / Lease Area		1,996	3,778	2,318		228,692	

