

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	120100		120,100																								
												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		207,100		207,100																									
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				2020		101		113,700		2019		101		110,500													
				07540		0187		09-05-1990		U		I		125,500						101		86,300				101		83,700													
				01713		0236		05-16-1941		U		I		0						101		700				101		700													
																		Total		200700		Total		194900		Total		186400													
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) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value																											
														120,100 0 700 86,300 0 207,100 C 207,100																											
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	103.54	
Interior Floor 2			RCN	190,684	
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	120,100	
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		23.27	15,637
FFL	1ST FLOOR	672	672		116.70	78,421
GAR	GARAGE	0	240		46.68	11,203
OPF	OPEN PORCH	0	140		11.67	1,634
SFL	2ND FLOOR	672	672		116.70	78,421
WDK	WOOD DECK	0	328		16.37	5,368
Ttl Gross Liv / Lease Area		1,344	2,724	1,634		190,684

