

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
RONCARATI LYNN DIA 309 PARKER ST EAST LONGMEADOW MA 01028				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW														
												RESIDNTL.		101	135700		135,700																
												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#																									
GIS ID F_391040_2849643												Total		249,300		249,300																	
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				1L		2020		101		128,800		2019		101		125,300		2018		101		112,400	
				15657 0257		01-26-2006		U		I		100		1A				101		98,400				101		95,700		101		95,700			
				10311 0112		06-03-1998		U		I		1		1A				101		15,200				101		15,200		101		17,800			
				04679 0240		10-25-1978		U		I		0																					
																Total		242400		Total		236200		Total		225900							
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																					
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int																	

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		94.10
Interior Floor 2	3	HARDWOOD	RCN		238,132
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		135,700
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
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		22.07	16,066	
FFL	1ST FLOOR	1,472	1,472		110.04	161,983	
TQS	3/4 STORY	546	728		82.53	60,083	
Ttl Gross Liv / Lease Area		2,018	2,928	2,164		238,132	

