

State Use 101
Print Date 11-04-2020 10:08:31

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
ROMANKO PAUL E ROMANKO MARY S 303 ALLEN ST EAST LONGMEADOW MA 01028 GIS ID F_393153_2854281				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101		151400		151,400																	
												RES LAND		101		82200		82,200																	
												RESIDENTL.		101		2100		2,100																	
				SUPPLEMENTAL DATA																															
Alt Prcl ID						Received																													
SP Permit						NIA																													
Chapter Land						Field 8																													
OC Dates						Field 9																													
In+Ex FY						Field 10																													
Mailed						Assoc Pid#								Total		235,700		235,700																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
ROMANKO PAUL E LINEHAN EDWARD J LORDS,NICOLE VEDOVELLI DAVID E, ROBERT A., VEDOVELLI A				21473		0016		12-02-2016		Q		I		247,500		00		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				16297		0509		10-04-2006		U		I		240,000				2020		101		143,600		2019		101		139,800		2018		101		129,500	
				12450		0197		07-16-2002		U		I		164,900						101		82,200				101		80,000				101		80,000	
				6058		0440		04-15-1986		U		I		1		1A				101		2,100				101		2,100				101		2,100	
				02049		0013		05-23-1950		U		I		0																					
Total																		227900		Total		221900		Total		211600									
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																APPROAISED VALUE SUMMARY													
Nbhd		Nbhd Name				B				Tracing				Batch				Appraised BLDG. Value (Card)										151,400							
0001										101				MA				Appraised Xf (B) Value (Bldg)										0							
										NOTES										Appraised Ob (B) Value (Bldg)										2,100					
																				Appraised Land Value (Bldg)										82,200					
																				Special Land Value										0					
																				Total Appraised Parcel Value										235,700					
																				Valuation Method										C					
																				Adjustment															
																				Net Total Appraised Parcel Value										235,700					
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							
201202485		06-15-2012		11		POOL		10,000								18X24 ABOVE GRN		01-19-2017						317		3		MEAS+INSPCTD							
59		04-12-2004		10		SHED		2,500								OC 9/2/2004		07-20-2012						317		15		PERMIT VISIT							
																		09-08-2005						311		3		MEAS+INSPCTD							
																		01-14-2005						311		15		PERMIT VISIT							
																		12-07-1999						247		3		MEAS+INSPCTD							
																		04-06-1992						170		3		MEAS+INSPCTD							
																		01-12-1981						500		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				28,256	SF	3.23	1.000	5	LAND	1.00		MA	1.00				0	TRF2	0.9	1.000	2.91	82,200									
Total Card Land Units								0.649	AC	Parcel Total Land Area: 0.6487								Total Land Value										82,200							

Property Location 303 ALLEN ST
 Vision ID 5743

Account # 5825

Map ID 85/ 10/ 0/ /

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

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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	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	93.98	
Interior Floor 1	3	HARDWOOD	RCN	240,269	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built	1951	
Heat Type	3	FORCED H/W	Effective Year Built	1981	
AC Type	01	NONE	Depreciation Code	AG	
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %	37	
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	63	
Extra Kitchens	0		RCNLD	151,400	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	825		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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	2004	60	0.00	AV	A	1.00	900
08	POOLA-O			L	24	69.00	2012	70	0.00	GD	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,127		22.07	24,878
EFP	ENCL PORCH	0	168		32.91	5,529
FFL	1ST FLOOR	1,127	1,127		110.57	124,613
GAR	GARAGE	0	484		44.32	21,451
HST	HALF STORY	564	1,127		55.33	62,362
WDK	WOOD DECK	0	94		15.29	1,437
Ttl Gross Liv / Lease Area		1,691	4,127	2,173		240,269

