

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
ROMANO RACHEL M 485 HARRISON AV #308 BOSTON MA 02118		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	112300	112,300												
						RES LAND	101	91400	91,400												
						RESIDNTL.	101	13400	13,400												
		DRAINAGE		VIEW	COMMUNITY																
		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_381672_2850847						Total				217,100	217,100										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
ROMANO RACHEL M GREEN ARTHUR H TRUSTEE OF THE,ARTH GREEN ARTHUR H,		16169	0508	09-12-2006	U	I	171,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		13765	0420	11-07-2003	U	I	100	1A	2021	101	107,700	2020	101	102,200	2019	101	99,400				
		02575	0314	10-23-1957	U	I	0			101	84,700		101	84,700		101	82,200				
										101	13,400		101	13,400		101	13,400				
		Total						Total		205,800	Total		200,300	Total		195,000					
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) 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 112,300 0 13,400 91,400 0 217,100 C 217,100												
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							
									04-03-2018			333	2	MEASURED							
									04-08-2004			317	14	INSPECTED							
									03-22-2004			250	22	MAILER SENT							
									10-11-2003			274	2	MEASURED							
									02-12-1992			170	3	MEAS+INSPCTD							
									01-17-1992			107	22	MAILER SENT							
									08-14-1980			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	RC				9,800 SF	9.33	1.000	5	LAND	1.00	MA	1.00			0		1.000	9.33	91,400
Total Card Land Units							0.22	AC	Parcel Total Land Area:				0.22	Total Land Value							91,400

Property Location 44 TAYLOR ST
 Vision ID 1739

Account # 1775

Map ID 26/ 126/ 35/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 11/3/2021 4:20:44 PM

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	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	119.90	
Interior Floor 2			RCN	178,258	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	5	STEAM	Year Built	1930	
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	1		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	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	112,300	
FBM Sqft	291		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	1		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	792	28.18	1936	60	0.00	AV	A	1.00	13,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	728		27.89	20,301	
EFB	ENCL PORCH	0	148		41.34	6,118	
FFL	1ST FLOOR	728	728		139.05	101,226	
HST	HALF STORY	364	728		69.52	50,613	
Ttl Gross Liv / Lease Area		1,092	2,332	1,282		178,258	

