

State Use 101
Print Date 11/4/2021 9:14:31 AM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
RONCARATI LYNN DIA 309 PARKER ST EAST LONGMEADOW MA 01028 GIS ID F_391040_2849643												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW														
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	141500		141,500																
												RES LAND		101	106000		106,000																
				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#						Total		262,700		262,700															
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 0167		05-17-2018		U		I		193,920		1L		Year		Code	Assessed		Year	Code	Assessed		Year	Code	Assessed						
				21448 0364		11-16-2016		U		I		100		1A		2021		101	135,700		2020	101	128,800		2019	101	125,300						
				15657 0257		01-26-2006		U		I		1		1A				101	98,400			101	98,400			101	95,700						
				10311 0112		06-03-1998		U		I		0						101	15,200			101	15,200			101	15,200						
				04679 0240		10-25-1978		U		I																							
														Total		249,300		Total		242,400		Total		236,200									
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				MG																					
NOTES																																	
SUB DIV 875																																	
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					
282		10-01-2002		3		GARAGE		7,500								DETACHED		06-20-2018						333		3		MEAS+INSPCTD					
156		06-19-2001		5		DEMOLITION		9,800								GARAGE		06-22-2006						311		2		MEASURED					
155		06-19-2001		5		DEMOLITION		3,500								SHED		02-20-2003						274		15		PERMIT VISIT					
154		06-19-2001		5		DEMOLITION		3,500								SHED		04-18-2002						274		14		INSPECTED					
149		06-13-2001		5		DEMOLITION		8,000								GARAGE		03-07-2002						274		15		PERMIT VISIT					
306		12-03-1996		MN		Manual Note										DEMO		12-18-1996						200		15		PERMIT VISIT					
130		06-03-1996		MN		Manual Note		1,800								POOL		03-23-1992						131		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				29,536	SF	3.36	1.190	7	LAND	1.00	MG	1.00			0	TRF1	0.9	1.000	3.59	106,000									
Total Card Land Units																		0.68		AC	Parcel Total Land Area: 0.68				Total Land Value								106,000

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	98.81	
Interior Floor 2	3	HARDWOOD	RCN	248,325	
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	141,500	
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		23.01	16,754
FFL	1ST FLOOR	1,472	1,472		114.75	168,916
TQS	3/4 STORY	546	728		86.06	62,655
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