

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												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW														
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	157800		157,800																
												RES LAND		101	88700		88,700																
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2100		2,100																
				SUPPLEMENTAL DATA								Total		248,600		248,600																	
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																									
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				2021		101	151,400	2020		101	143,600	2019		101	139,800						
				12450 0197		07-16-2002		U		I		164,900						101	82,200			101	82,200			101	80,000						
				06058 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			235,700	Total			227,900	Total			221,900						
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																																	
												Appraised BLDG. Value (Card)														157,800							
												Appraised Xf (B) Value (Bldg)														0							
												Appraised Ob (B) Value (Bldg)														2,100							
												Appraised Land Value (Bldg)														88,700							
												Special Land Value														0							
												Total Appraised Parcel Value														248,600							
												Valuation Method														C							
												Adjustment																					
												Net Total Appraised Parcel Value														248,600							
												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				
												20120248559	06-15-2012 04-12-2004	11	POOL		10,000					18X24 ABOVE GRN	OC 9/2/2004	01-19-2017				317	3	MEAS+INSPCTD			
														10	SHED		2,500							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	3.49	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	3.14	88,700											
Total Card Land Units							0.65	AC	Parcel Total Land Area: 0.65							Total Land Value							88,700										

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		98.68
Interior Floor 1	3	HARDWOOD	RCN		250,482
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		157,800
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		23.01	25,936
EFP	ENCL PORCH	0	168		34.31	5,764
FFL	1ST FLOOR	1,127	1,127		115.27	129,909
GAR	GARAGE	0	484		46.20	22,362
HST	HALF STORY	564	1,127		57.69	65,012
WDK	WOOD DECK	0	94		15.94	1,499
	Ttl Gross Liv / Lease Area	1,691	4,127	2,173		250,482

