

State Use 101
Print Date 11/3/2021 1:48:29 PM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																						
ROMANO NORMA ROMANO MATTHEW 49 DONAMOR LN EAST LONGMEADOW MA 01028 GIS ID F_379005_2850288												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	178200		178,200																	
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	96000		96,000																	
												RESIDNTL.		101	5400		5,400																	
				SUPPLEMENTAL DATA												Total		279,600		279,600														
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)																		
ROMANO NORMA ALLEN NORMA I, WM SPECIALTY MORTGAGE LLC,C/O CITI R WILDER,DAVID K WILDER ,DAVID K				19843	0059	05-30-2013	U	I	1		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed														
				17737	0477	04-13-2009	U	I	179,900		1S	2021	101	170,700	2020	101	160,100	2019	101	155,600														
				17535	0151	11-04-2008	U	I	162,000		1L		101	88,800		101	88,800		101	86,300														
				13981	0202	02-27-2004	U	I	30,000		1A		101	5,400		101	4,100		101	4,100														
				BK10	0000	02-24-1998	U	I	100,000			Total	264,900	Total	253,000	Total	246,000																	
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																						
Year	Code	Description			Amount		Code	Description			YEAR											Amount		Comm Int										
Total				0.00																														
ASSESSING NEIGHBORHOOD																		APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 178,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 5,400 Appraised Land Value (Bldg) 96,000 Special Land Value 0 Total Appraised Parcel Value 279,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 279,600																
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						
202101746		05-12-2021		91		INSULATION		6,391				0						07-03-2020		01				334		15		PERMIT VISIT						
202001643		05-21-2020		11		POOL		5,500		07-03-2020		100		06-17-2020		27' ABOVE GROUN		03-01-2018				333		15		PERMIT VISIT								
201702716		10-18-2017		4		ADDITION		92,656		03-01-2018		100		03-01-2018		484 SF ADDITION		06-17-2014				400		14		INSPECTED								
98		05-19-1998		9		ALTERATION		8,500								98 BP NVC		04-01-2004				250		22		MAILER SENT								
																		02-26-2004				311		2		MEASURED								
																		01-22-1999		105		15		PERMIT VISIT										
																		07-13-1992		131		14		INSPECTED										
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				21,195	SF	4.53	1.000	5	LAND	1.00	MA	1.00			0			1.000	4.53	96,000										
Total Card Land Units																0.49	AC	Parcel Total Land Area: 0.49										Total Land Value						96,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
Model	01	RESIDENTIAL	Bsmnt 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	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	96.30	
Interior Floor 2	4	CARPET	RCN	254,594	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1957	
AC Type	01	NONE	Effective Year Built	1988	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating	03	
Half Baths	0		Year Remodeled	2017	
Extra Fixtures	0		Depreciation %	30	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	178,200	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	2		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
03	GARAGE	OB	Outbuildi	L	240	28.18	1957	60	0.00	AV	A	1.00	4,100
07	POOL A-C	OB	Outbuildi	L	27	69.00	2020	70	0.00	GD	A	1.00	1,300

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,424		21.66	30,837
EFB	ENCL PORCH	0	112		32.85	3,679
FFL	1ST FLOOR	1,312	1,312		108.20	141,958
TQS	3/4 STORY	684	912		81.15	74,009
WDK	WOOD DECK	0	274		15.01	4,112
Ttl Gross Liv / Lease Area		1,996	4,034	2,353		254,594

