

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																													
ROLDAN CHRISTOPHER J NIEVES MELINDA S 34 RANKIN AV EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	140300		140,300																								
												RES LAND		101	102500		102,500																								
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	700		700																								
				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_382146_2850959												Total		243,500		243,500																									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
ROLDAN CHRISTOPHER J SHEA MICHAEL W JOHNSON PHILIP J + DALE E, HEATHCOTE EDITH				21328		0286		08-26-2016		Q		I		216,000		00		Year		Code		Assessed		Year		Code		Assessed													
				11191		0489		05-11-2000		U		I		120,000				2022		101		125,500		2021		101		120,100													
				07540		0187		09-05-1990		U		I		125,500						101		93,300				101		86,300													
				01713		0236		05-16-1941		U		I		0						101		700				101		700													
																Total		219,500		Total		207,100		Total		200,700															
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												APPRaised VALUE SUMMARY																							
Nbhd		Nbhd Name						Tracing				Batch																													
0001								101				MA																													
NOTES																																									
BATH REMOD 1992 SHED EST FIELD CHANGE																		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																							
																		140,300 0 700 102,500 0 243,500 C 243,500																							
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													
260		08-17-2007		17		DECK		5,000				0				18X24'		01-23-2017 02-04-2008 04-13-2004 03-22-2004 10-03-2003 07-30-1992 04-14-1992						317 317 319 AO 274 131 131		16 15 14 22 2 14 1		FIELDREV CHG PERMIT VISIT INSPECTED MAILER SENT MEASURED INSPECTED LEFT NOTICE													
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								14,025		SF		7.31		1.000		5		LAND		1.00		MA		1.00				0		1.000		7.31		102,500	
Total Card Land Units														0.32		AC		Parcel Total Land Area:				0.32		Total Land Value										102,500							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	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		121.65
Interior Floor 1	3	HARDWOOD	RCN		222,709
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1941
Heat Type	5	STEAM	Effective Year Built		1984
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	F	FAIR	Overall % Condition		63
Extra Kitchens	0		RCNLD		140,300
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			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
19	PATIO			L	100	5.75	1998	60	0.00	AV	F	0.90	300
02	SHED/FR			L	80	7.48	2014	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	672		26.85	18,043	
FFL	1ST FLOOR	672	672		134.65	90,484	
GAR	GARAGE	0	240		53.86	12,926	
OPF	OPEN PORCH	0	140		13.46	1,885	
SFL	2ND FLOOR	672	672		134.65	90,484	
WDK	WOOD DECK	0	328		27.09	8,887	
Ttl Gross Liv / Lease Area		1,344	2,724			222,709	

