Property Location 76 GREENWICH RD | Map ID 59/ 30/ 18/ / | Bldg Name | State Use 101
Vision ID 4458 | Account # 4530 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12/12/2022 10:01:16

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
ROMANO JOSEPH R				
ROMANO DEBORAH L	TOPO WET	EASEMENT	TRAFFIC	CORNER
76 GREENWICH RD	DRAINAGE		VIEW	COMMUNITY
E LONGMEADOW MA 01028				

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

GIS ID F_388264_2856486

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	304200	304,200
RES LAND	101	140700	140,700
RESIDNTL.	101	22200	22,200
Total		467,100	467,100

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
ROMANO JOSEPH R	11633	0212	05-10-2001	U	I	100	1A
ROMANO,JOSEPH R	11633	0210	05-10-2001	U	I	100	1A
SZCZEBAK CATHERINE A HEIRS +,	07635	0122	02-04-1991	U	I	1	1A
ROMANO JOSEPHE R	02963	0037	07-12-1963	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2022	101	272,700	2021	101	261,300	2020	101	247,500
	101	143,400		101	132,800		101	132,800
	101	22,200		101	22,200		101	22,200
	Total	438,300		Total	416,300		Total	402,500

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	NV

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	304,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	22,200
Appraised Land Value (Bldg)	140,700
Special Land Value	0
Total Appraised Parcel Value	467,100
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	467,100

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
106	05-17-2001	4	ADDITION	15,000				ADD 400SF TO EXS
350	11-01-1987	MN	Manual Note	1,900				FPL INSRT
317	10-01-1987	MN	Manual Note	20,000				ADDITION

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
05-18-2018			333	3	MEAS+INSPCTD
06-13-2008			317	3	MEAS+INSPCTD
03-22-2002			250	22	MAILER SENT
02-28-2002			274	15	PERMIT VISIT
11-12-2001			247	2	MEASURED
03-26-1992			131	13	MISSED APPT
11-17-1988			107	15	PERMIT VISIT

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				37,934	SF	2.97	1.250	9	LAND	1.00	NV	1.00			0			1.000	3.71	140,700
Total Card Land Units							0.87	AC	Parcel Total Land Area:			0.87									Total Land Value		140,700

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	05	CAPE
Model	01	RESIDENTIAL
Grade	C+	AVG. (+)
Stories	1.75	1 3/4 STORIES
Foundation	1	CONCRETE
Exterior Wall 1	1	WOOD SHING
Exterior Wall 2	2	CLAPBOARD
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	6	CERAMIC TL
Heat Fuel	1	OIL
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	4	
Full Baths	2	
Half Baths	0	
Extra Fixtures	0	
Total Rooms	8	
Bath Style	G	GOOD
Half Bath Style		
Kitchens	1	
Kitchen Style	V	V GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft		
FBM Quality		
Fireplaces	1	
WS Flues		
Central Vac	0	NO
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

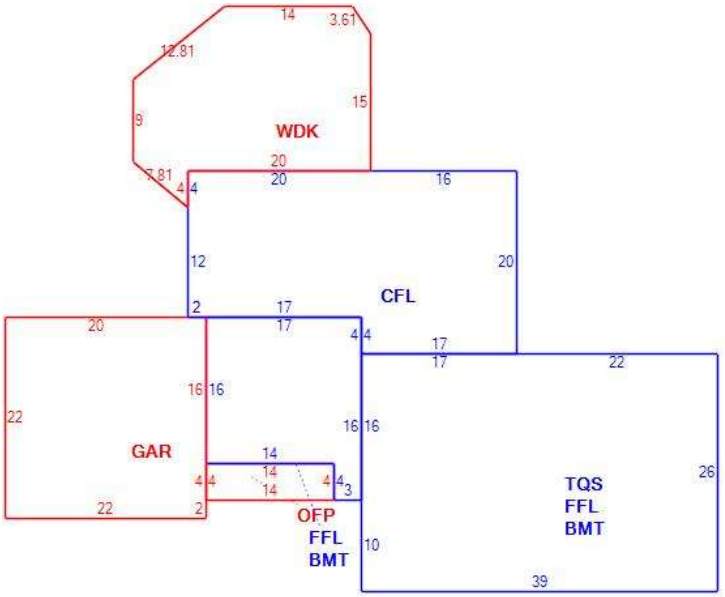
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	99.36
RCN	395,090
Net Other Adj	
Year Built	1964
Effective Year Built	1998
Depreciation Code	GV
Remodel Rating	
Year Remodeled	
Depreciation %	23
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	77
RCNLD	304,200
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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	48	7.48	1980	60	0.00	AV	A	1.00	200
28	B-BALL C			L	1	0.00	1970	60	0.00	AV	A	1.00	1,200
04	GARAGE/L			L	528	30.48	2001	70	0.00	GD	A	1.00	11,300
03	GARAGE	OB	Outbuildi	L	480	28.18	2001	70	0.00	GD	A	1.00	9,500

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,298		24.21	31,423
CFL	CATHEDRAL CE	644	644		124.43	80,130
FFL	1ST FLOOR	1,298	1,298		120.86	156,876
GAR	GARAGE	0	484		48.44	23,447
OFP	OPEN PORCH	0	56		12.95	725
TQS	3/4 STORY	761	1,014		90.70	91,974
WDK	WOOD DECK	0	434		24.23	10,515
	Ttl Gross Liv / Lease Area	2,703	5,228			395,090