

Property Location		55 EAST CIRCLE DR		Map ID		47/ 23/ 19/ /		Bldg Name		State Use 101	
Vision ID		3718		Account #		3782		Bldg # 1		Sec # 1 of 1	
								Card # 1 of 1		Print Date 11/14/2023 2:33:32 A	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
ROUMELIOTIS GINAA 55 EAST CIRCLE DR EAST LONGMEADOW MA 01028 GIS ID F_385760_2854940		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	161800	161,800		
						RES LAND	101	135700	135,700		
		DRAINAGE		VIEW	COMMUNITY						
		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		297,500	297,500		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ROUMELIOTIS GINAA GOMES VALERIE A OAKES ELLEN, CORDONE NANCY H CORDONE ANDREW E + NANCY		21927	0148	10-31-2017	Q	I	230,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		19012	0009	11-23-2011	U	I	208,500	1A	2023	101	148,500	2022	101	134,200	2021	101	128,600
		10068	0206	11-14-1997	U	I	134,500		101	123,500	101	111,400	101	103,000			
		08097	0241	06-30-1992	U	I	1										
		03132	0451	08-12-1965	U	I	0		Total		272,000	Total		245,600	Total		231,600

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int
									APPRAISED VALUE SUMMARY									
Total																		

ASSESSING NEIGHBORHOOD								Appraised BLDG. Value (Card) 161,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 135,700 Special Land Value 0 Total Appraised Parcel Value 297,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 297,500									
Nbhd		Nbhd Name		Tracing		Batch											
0001				101		MG											

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			
201901464 227	04-26-2019 07-31-2002	91 12	INSULATION REROOF	3,700 4,600		0		NVC	05-14-2018 10-07-2010 09-16-2010 09-14-2002 09-03-2002 09-03-2002 07-18-1998			333 311 317 250 274 274 232	2 14 2 22 2 15 3	MEASURED INSPECTED MEASURED MAILER SENT MEASURED PERMIT VISIT 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				14,956 SF	7.56	1.200	7	LAND	1.00	MG	1.00			0		1.000	9.07	135,700		
Total Card Land Units							0.34	AC	Parcel Total Land Area: 0.34							Total Land Value							135,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	2	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		140.78
Interior Floor 1	3	HARDWOOD	RCN		231,120
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1955
Heat Type	1	FORCED H/A	Effective Year Built		1991
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		161,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft	107		Dep Ovr Comment		
FBM Quality	1		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

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,074		31.75	34,105
FFL	1ST FLOOR	1,234	1,234		158.63	195,746
PAT	PATIO	0	160		7.93	1,269

