

State Use 101
Print Date 11/14/2023 9:50:21 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																																			
RONCARATI LYNN DIA 309 PARKER ST EAST LONGMEADOW MA 01028 GIS ID F_391040_2849643												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		170600		170,600																													
												RES LAND		101		130800		130,800																													
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		17700		17,700																													
				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#																																							
												Total		319,100		319,100																															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																															
RONCARATI LYNN DIA BANK OF AMERICA NA RONCARATI LYNN DIA ROLLINS,ROBERT H ROLLINS ALLAN W HEIRS +,				22176 0167		05-17-2018		U		I		193,920		1L		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed															
				21448 0364		11-16-2016		U		I		100		1A		2023		101		156,600		2022		101		141,500		2021		101		135,700															
				15657 0257		01-26-2006		U		I		1		1A				101		117,600				101		106,000				101		98,400															
				10311 0112		06-03-1998		U		I		0						101		15,200				101		15,200				101		15,200															
				04679 0240		10-25-1978		U		I																																					
																Total		289,400		Total		262,700		Total		249,300																					
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																																															
ASSESSING NEIGHBORHOOD																Appraised BLDG. Value (Card) 170,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 17,700 Appraised Land Value (Bldg) 130,800 Special Land Value 0 Total Appraised Parcel Value 319,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 319,100																															
Nbhd		Nbhd Name				Tracing				Batch																																					
0001						101				MG																																					
NOTES																SUB DIV 875																															
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																			
282		10-01-2002		3		GARAGE		7,500								DETACHED		06-20-2018						333		3		MEAS+INSPCTD																			
156		06-19-2001		5		DEMOLITION		9,800								GARAGE		06-22-2006						311		2		MEASURED																			
155		06-19-2001		5		DEMOLITION		3,500								SHED		02-20-2003						274		15		PERMIT VISIT																			
154		06-19-2001		5		DEMOLITION		3,500								SHED		04-18-2002						274		14		INSPECTED																			
149		06-13-2001		5		DEMOLITION		8,000								GARAGE		03-07-2002						274		15		PERMIT VISIT																			
306		12-03-1996		MN		Manual Note										DEMO		12-18-1996						200		15		PERMIT VISIT																			
130		06-03-1996		MN		Manual Note		1,800								POOL		03-23-1992						131		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								29,536		SF		4.10		1.200		7		LAND		1.00		MG		1.00				0		TRF1		0.9		1.000		4.43		130,800			
														Total Card Land Units 0.68 AC												Parcel Total Land Area: 0.68												Total Land Value 130,800									

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	1.75	1 3/4 STORIES	Units	1	
Foundation	3	MASONRY	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	122.34	
Interior Floor 2	3	HARDWOOD	RCN	299,244	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1780	
AC Type	01	NONE	Effective Year Built	1978	
Bedrooms	3		Depreciation Code	AV	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	2		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	170,600	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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
02	SHED/FR			L	192	12.00	2001	70	0.00	GD	A	1.00	1,600
03	GARAGE	OB	Outbuildi	L	720	32.00	2002	70	0.00	GD	A	1.00	16,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	728		27.73	20,189	
FFL	1ST FLOOR	1,472	1,472		138.28	203,552	
TQS	3/4 STORY	546	728		103.71	75,502	
Ttl Gross Liv / Lease Area		2,018	2,928			299,244	

