

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
ROMANKO DANIEL B ROMANKO PEARLA 16 FAIRVIEW ST												Description		Code	Appraised			Assessed			1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	160400			160,400											
												RES LAND		101	109700			109,700											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	4500			4,500											
EAST LONGMEADOW MA 01028				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_379778_2853307												Total		274,600			274,600												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
ROMANKO DANIEL B				03432 0077		06-19-1969		U I		0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
														2024	101	147,600	2023	101	134,900	2022	101	118,900							
															101	109,700		101	99,700		101	90,700							
															101	4,500		101	4,000		101	4,000							
										Total		261,800		Total		238,600		Total		213,600									
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																	
Year	Code	Description		Amount		Code	Description		YEAR		Amount		Comm Int																
Total																													
ASSESSING NEIGHBORHOOD														APPRAISED VALUE SUMMARY															
Nbhd		Nbhd Name				Tracing				Batch		Appraised BLDG. Value (Card)										160,400							
0001						101				MA		Appraised Xf (B) Value (Bldg)										0							
														Appraised Ob (B) Value (Bldg)										4,500					
														Appraised Land Value (Bldg)										109,700					
														Special Land Value										0					
														Total Appraised Parcel Value										274,600					
														Valuation Method										C					
														Adjustment															
														Net Total Appraised Parcel Value										274,600					
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	
221		08-01-1994		MN		Manual Note		5,200								PORCH		12-29-2016						317		3		MEAS+INSPCTD	
138		01-01-1985		MN		Manual Note										POOL		04-21-2004						319		14		INSPECTED	
																		03-25-2004						AO		22		MAILER SENT	
																		11-06-2003						274		2		MEASURED	
																		01-18-1995						107		15		PERMIT VISIT	
																		08-09-1991						181		3		MEAS+INSPCTD	
																		07-24-1980						500		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		RC				7,625	SF	14.39	1.000	5	LAND	1.00	MA	1.00			0			1.000		14.39		109,700			
Total Card Land Units								0.18	AC	Parcel Total Land Area:				0.18	Total Land Value														109,700

Property Location 16 FAIRVIEW ST
Vision ID 1482 Account # 1517

Map ID 25/ 10/ 16/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11-18-2024 9:18:52 A

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	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	3	HARDWOOD	Adj Base Rate	139.41	
Interior Floor 2	4	CARPET	RCN	281,321	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1953	
AC Type	01	NONE	Effective Year Built	1978	
Bedrooms	3		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
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	57	
Extra Kitchen St			RCNLD	160,400	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		Cost to Cure Ovr		
WS Flues	1		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
07	POOL A-C	OB	Outbuildi	L	24	69.00	1985	60	0.00	AV	A	1.00	1,000
03	GARAGE	OB	Outbuildi	L	240	32.00	1960	50	0.00	FR	F	0.90	3,500

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	888		29.74	26,411
EFP	ENCL PORCH	0	168		74.19	12,464
FFL	1ST FLOOR	888	888		148.38	131,758
OPF	OPEN PORCH	0	42		14.13	594
TQS	3/4 STORY	666	888		111.28	98,818
WDK	WOOD DECK	0	379		29.75	11,277
Ttl Gross Liv / Lease Area		1,554	3,253			281,321

