

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
ROLDAN CHRISTOPHER J NIEVES MELINDA S 34 RANKIN AV EAST LONGMEADOW MA 01028 GIS ID F_382146_2850959 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	177900		177,900											
												RES LAND		101	112800		112,800											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1000		1,000											
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		291,700		291,700								
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	Year	Code	Assessed							
				11191 0489		05-11-2000		U	I	120,000		2025	101	166,100	2024	101	153,200	2023	101	140,300								
				07540 0187		09-05-1990		U	I	125,500			101	112,800		101	112,800		101	102,500								
				01713 0236		05-16-1941		U	I	0			101	1,000		101	1,000		101	700								
													Total		279,900		Total		267,000		Total		243,500					
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												Appraised BLDG. Value (Card)						177,900						
ASSESSING NEIGHBORHOOD										Appraised Xf (B) Value (Bldg)										0								
Nbhd		Nbhd Name						Tracing			Batch			Appraised Ob (B) Value (Bldg)						1,000								
0001								101			MA			Appraised Land Value (Bldg)						112,800								
NOTES																				Special Land Value						0		
																				Total Appraised Parcel Value						291,700		
																				Valuation Method						C		
																				Adjustment								
										Net Total Appraised Parcel Value										291,700								
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					
B-24-156		03-25-2024		62	SOLAR		37,000		06-05-2024		100	05-24-2024		24 PANELS		06-05-2024					450	15	PERMIT VISIT					
260		08-17-2007		17	DECK		5,000				0			18X24'		01-23-2017					317	16	FIELDREV CHG					
																02-04-2008					317	15	PERMIT VISIT					
																04-13-2004					319	14	INSPECTED					
																03-22-2004					AO	22	MAILER SENT					
																10-03-2003					274	2	MEASURED					
																07-30-1992					131	14	INSPECTED					
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	8.04	1.000	5	LAND	1.00	MA	1.00			0			1.000	8.04	112,800			
Total Card Land Units								0.32		AC	Parcel Total Land Area: 0.32										Total Land Value						112,800	

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)							
Element		Cd	Description			Element		Cd	Description				
Style	06		COLONIAL			Central Vac	0	NO					
Model	01		RESIDENTIAL			Basement Floor	12	CONCRETE					
Grade	C		AVERAGE			Bsmt Garage	0						
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				157.73			
Interior Floor 1	3		HARDWOOD			RCN				282,385			
Interior Floor 2						Net Other Adj							
Heat Fuel	1		OIL			Year Built				1941			
Heat Type	5		STEAM			Effective Year Built				1988			
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				177,900			
Extra Kitchen St	N		NONE			Dep % Ovr							
FBM Sqft						Dep Ovr Comment							
FBM Quality						Misc Imp Ovr							
FIN ATC Sqft						Misc Imp Ovr Comment							
FIN ATC Quality						Cost to Cure Ovr							
Fireplaces	1					Cost to Cure Ovr Comment							
WS Flues	0												
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	8.00	1998	60	0.00	AV	F	0.90	400
02	SHED/FR			L	80	12.00	2014	60	0.00	AV	A	1.00	600
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2025	63	1.00	AV	A	0.00	0
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	672		34.04		22,878		
FFL	1ST FLOOR					672	672		170.73		114,730		
GAR	GARAGE					0	240		68.29		16,390		
OPF	OPEN PORCH					0	140		17.07		2,390		
SFL	2ND FLOOR					672	672		170.73		114,730		
WDK	WOOD DECK					0	328		34.35		11,268		
Ttl Gross Liv / Lease Area						1,344	2,724				282,385		

