

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																																	
US BANK TRUST NATIONAL ASSOCI C/O SELENA FINANCE LP 3501 OLYMPUS BOULEVARD 5TH FL, SUITE 500 DALLAS TX 75019												Description RESIDNTL. RES LAND RESIDNTL.		Code 101 101 101		Appraised 205500 130800 18300		Assessed 205,500 130,800 18,300		1006 EAST LONGMEADOW																									
				TOPO WET		EASEMENT		TRAFFIC		CORNER																																			
				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#																																					
GIS ID F_391040_2849643												Total		354,600		354,600																													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																													
US BANK TRUST NATIONAL ASSOCIATION RONCARATI LYNN DIA BANK OF AMERICA NA RONCARATI LYNN DIA ROLLINS,ROBERT H				25410		0447		05-07-2024		U		I		288,921		1L		Year		Code		Assessed		Year		Code		Assessed																	
				22176		0167		05-17-2018		U		I				1		2025		101		184,500		2024		101		170,600																	
				21448		0364		11-16-2016		U		I		193,920		1L				101		130,800				101		130,800																	
				15657		0257		01-26-2006		U		I		100		1A				101		17,700				101		17,700																	
				10311		0112		06-03-1998		U		I		1		1A												15,200																	
																Total		333,000		Total		319,100		Total		289,400																			
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												APPRAISED VALUE SUMMARY																													
Nbhd		Nbhd Name								Tracing				Batch																															
0001										101				MG																															
NOTES																Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value																													
																205,500 0 18,300 130,800 0 354,600 C 354,600																													
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																	
B-24-778		11-22-2024		MN		Manual Note		6,000				0				HVAC		07-08-2025						334		2		MEASURED																	
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																	
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	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	3	MASONRY	MIXED USE			
Exterior Wall 1	4	VINYL	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		148.62	
Interior Floor 1	4	CARPET	RCN		360,596	
Interior Floor 2	3	HARDWOOD	Net Other Adj			
Heat Fuel	1	OIL	Year Built		1780	
Heat Type	1	FORCED H/A	Effective Year Built		1982	
AC Type	03	FULL	Depreciation Code		AV	
Bedrooms	3		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	0		Depreciation %		43	
Extra Fixtures	0		Functional Obsol			
Total Rooms	6		External Obsol			
Bath Style	A	AVERAGE	Cost Trend Factor		1	
Half Bath Style			Condition			
Kitchens	2		% Complete			
Kitchen Style	A	AVERAGE	Overall % Condition		57	
Extra Kitchens	0		RCNLD		205,500	
Extra Kitchen St			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						

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
19	PATIO			L	120	8.00		60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	728		33.37	24,295	
FFL	1ST FLOOR	1,472	1,472		166.40	244,946	
OFP	OPEN PORCH	0	30		16.64	499	
TQS	3/4 STORY	546	728		124.80	90,856	
Ttl Gross Liv / Lease Area		2,018	2,958			360,596	

