

State Use 101
Print Date 11/22/2025 10:12:36

CURRENT OWNER						TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
ROMANKO PAUL E ROMANKO MARY S 303 ALLEN ST EAST LONGMEADOW MA 01028 GIS ID F_393153_2854281														Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW														
						TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	228500		228,500																
														RES LAND		101	108200		108,200																
						DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2600		2,600																
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		339,300		339,300																			
RECORD OF OWNERSHIP						BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
ROMANKO PAUL E LINEHAN EDWARD J LORDS,NICOLE VEDOVELLI DAVID E, ROBERT A., VEDOVELLI A						21473 0016		12-02-2016		Q		I		247,500		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed									
						16297 0509		10-04-2006		U		I		240,000		1A		2025	101	207,700	2024	101	192,000	2023	101	176,400									
						12450 0197		07-16-2002		U		I		164,900				101	108,200	101	108,200	101	97,800												
						06058 0440		04-15-1986		U		I		1				101	2,600	101	2,600	101	2,100												
						02049 0013		05-23-1950		U		I		0		Total	318,500		Total	302,800		Total	276,300												
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 VALUE SUMMARY Appraised BLDG. Value (Card) 228,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,600 Appraised Land Value (Bldg) 108,200 Special Land Value 0 Total Appraised Parcel Value 339,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 339,300																					
Nbhd		Nbhd Name				Tracing				Batch																									
0001						101				MA																									
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			
														20120248559	06-15-2012		11	POOL		10,000					18X24 ABOVE GRN OC 9/2/2004		01-19-2017			317	3	MEAS+INSPCTD			
															04-12-2004		10	SHED		2,500							07-20-2012			317	15	PERMIT VISIT			
						09-08-2005	311	3	MEAS+INSPCTD																										
						01-14-2005	311	15	PERMIT VISIT																										
						12-07-1999	247	3	MEAS+INSPCTD																										
						04-06-1992	170	3	MEAS+INSPCTD																										
						01-12-1981	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	RA				28,256 SF	4.25	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	3.83	108,200													
Total Card Land Units							0.65 AC	Parcel Total Land Area: 0.65							Total Land Value							108,200													

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	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	
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	147.62	
Interior Floor 1	3	HARDWOOD	RCN	362,733	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	1	OIL	Year Built	1951	
Heat Type	3	FORCED H/W	Effective Year Built	1988	
AC Type	01	NONE	Depreciation Code	AG	
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %	37	
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	63	
Extra Kitchens	0		RCNLD	228,500	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	825		Dep Ovr Comment		
FBM Quality	3		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	2004	60	0.00	AV	A	1.00	1,400
08	POOLA-O			L	24	69.00	2012	70	0.00	GD	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,127		32.72	36,880
EFP	ENCL PORCH	0	168		81.96	13,768
FFL	1ST FLOOR	1,127	1,127		163.91	184,727
GAR	GARAGE	0	484		65.70	31,799
HST	HALF STORY	564	1,127		82.03	92,445
WDK	WOOD DECK	0	94		33.13	3,114
Ttl Gross Liv / Lease Area		1,691	4,127			362,733

