

State Use 101
Print Date 11/17/2025 10:14:54

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																																			
ROMANO NORMA ROMANO MATTHEW 49 DONAMOR LN EAST LONGMEADOW MA 01028 GIS ID F_379005_2850288												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101		261100		261,100																													
												RES LAND		101		116100		116,100																													
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101		11600		11,600																													
				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		388,800		388,800																													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																															
ROMANO NORMA ALLEN NORMA I, WM SPECIALTY MORTGAGE LLC,C/O CITI R WILDER,DAVID K WILDER ,DAVID K				19843 0059		05-30-2013		U		I		1		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed															
				17737 0477		04-13-2009		U		I		179,900		1S		2025		101		236,700		2024		101		218,300		2023		101		200,000															
				17535 0151		11-04-2008		U		I		162,000		1L				101		116,100				101		116,100		101		105,600																	
				13981 0202		02-27-2004		U		I		30,000		1A				101		5,900				101		5,900		101		5,400																	
				BK10 0000		02-24-1998		U		I		100,000																																			
				Total												358,700		Total		340,300		Total		311,000																							
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) 261,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 11,600 Appraised Land Value (Bldg) 116,100 Special Land Value 0 Total Appraised Parcel Value 388,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 388,800																													
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	
																		B-25-501		08-25-2025		10		SHED		22,000		05-28-2025		0		07-26-2024		16X32		05-28-2025		01				450		15		PERMIT VISIT	
																		B-25-341		06-16-2025		5		DEMOLITION		1,750				0				DEMO ONE CAR G		07-03-2020						334		15		PERMIT VISIT	
B-24-440		07-10-2024		62		SOLAR		28,850		05-28-2025		100		07-26-2024		16 PANELS		03-01-2018						333		15		PERMIT VISIT																			
202101746		05-12-2021		91		INSULATION		6,391				0						06-17-2014						400		14		INSPECTED																			
202001643		05-21-2020		11		POOL		5,500		07-03-2020		100		06-17-2020		27' ABOVE GROUN		04-01-2004						250		22		MAILER SENT																			
201702716		10-18-2017		4		ADDITION		92,656		03-01-2018		100		03-01-2018		484 SF ADDITION		02-26-2004						311		2		MEASURED																			
98		05-19-1998		9		ALTERATION		8,500								98 BP NVC		01-22-1999						105		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		RC								21,195		SF		5.48		1.000		5		LAND		1.00		MA		1.00				0				1.000		5.48		116,100					
Total Card Land Units																		0.49		AC		Parcel Total Land Area: 0.49										Total Land Value										116,100					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor		
Grade	C	AVERAGE	Bsmt Garage		
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	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	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	144.23	
Interior Floor 2	4	CARPET	RCN	372,998	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1957	
AC Type	01	NONE	Effective Year Built	1995	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating	03	
Half Baths	0		Year Remodeled	2017	
Extra Fixtures	0		Depreciation %	30	
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	70	
Extra Kitchen St			RCNLD	261,100	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	2		Cost to Cure Ovr		
WS Flues			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
03	GARAGE	OB	Outbuildi	L	240	32.00	1957	60	0.00	AV	A	1.00	4,600
07	POOL A-C	OB	Outbuildi	L	27	69.00	2020	70	0.00	GD	A	1.00	1,300
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2025	70	1.00	AV	A	0.00	0
22	WOOD DK			L	64	15.00	2020	60	0.00	AV	A	1.00	600
66	CANOPY			L	168	45.00	2020	60	0.00	AV	A	1.00	4,500
19	PATIO			L	120	8.00	2020	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	1,424		31.21	44,442	
EFB	ENCL PORCH	0	112		77.97	8,732	
FFL	1ST FLOOR	1,312	1,312		155.94	204,588	
TQS	3/4 STORY	684	912		116.95	106,660	
WDK	WOOD DECK	0	274		31.30	8,576	
Ttl Gross Liv / Lease Area		1,996	4,034			372,998	

