

Property Location: 59 MELROSE AV
Vision ID: 6794

Account #6914

MAP ID: 14A/ 93/ 370A/ /
Bldg #: 1 of 1

Bldg Name:
Sec #: 1 of 1

Card 1 of 1

State Use: 101
Print Date: 12/16/2017 12:03

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 4ST LONGMEADOW, MA VISION																						
RUSTICO JOHN B + ELLEN C 59 MELROSE AV EAST LONGMEADOW, MA 01028 Additional Owners:							1 TYPCL						Description		Code		Appraised Value		Assessed Value																								
													RESIDENTL.		101		216,500		216,500																								
													RES LAND		101		82,300		82,300																								
													RESIDENTL.		101		500		500																								
SUPPLEMENTAL DATA																																											
					Other ID: SP Permit Chapter Land OC Dates 11/3/2014 In+Ex FY Mailed GIS ID: F_377379_2852797					Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																																	
Total														299,300				299,300																									
RECORD OF OWNERSHIP					BK-VOL/PAGE			SALE DATE		q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)																									
RUSTICO JOHN B + ELLEN C CARABETTA MICHAEL TURNER GEORGE E, HEIRS + DEVISEES OF					20491/ 457 18082/ 389 0/ 0			11/07/2014 11/19/2009		Q U U		1 1 1		308,000 165,000 0		00 V		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value									
																		2017		101		205,900		2016		101		204,100		2015		101		99,700									
																		2017		101		80,400		2016		101		78,100		2015		101		39,100									
																		2017		101		500		2016		101		500		2015		101											
																		Total:				286,800		Total:				282,700		Total:				138,800									
EXEMPTIONS					OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																												
Year		Type		Description			Amount		Code		Description			Number											Amount		Comm. Int.																
Total:																																											
ASSESSING NEIGHBORHOOD																																											
NBHD/ SUB			NBHD Name				Street Index Name				Tracing				Batch																												
0001/A											101				MA																												
NOTES																																											
FY2012 SUB 1071 LOT 4 BOOK PLANS 358-109																																											
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													
201302291		07/12/2013		2		DWELLING			137,000		05/12/2014		100		11/04/2014		OC 11/3/2014 1700 SF C			08/17/2015 06/24/2015 11/04/2014 05/12/2014		01				400 400 400 105		16 16 25 2		FIELDREV CHG FIELDREV CHG OC VISIT MEASURED													
LAND LINE VALUATION SECTION																																											
B #		Use Code		Use Description			Zone		D		Front		Depth		Units		Unit Price		I. Factor		S.A.		Acre Disc		C. Factor		ST. Idx		Adj.		Notes- Adj			Special Pricing		S Adj Fact		Adj. Unit Price		Land Value			
1		101		ONE FAM			RC								10,000 SF		8.23		1.0000		5		1.0000		1.00		MA		1.00					Spec Use		Spec Calc		1.00		8.23		82,300	
Total Card Land Units:															0.23		AC		Parcel Total Land Area:					0.23 AC					Total Land Value:										82,300				

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac			
Grade	C+		AVG. (+)	FBM Sqft	192		
Stories	2			Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			106.08
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS	Replace Cost			220,963
Heat Type	1		FORCED H/A	AYB			2013
AC Type	03		FULL	EYB			2015
Bedrooms	3			Dep Code			GD
Full Baths	2			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	2			Dep %			2
Total Rooms	6			Functional Obslnc			
Bath Style	G		GOOD	External Obslnc			
Kitchen Style	G		GOOD	Cost Trend Factor			1
Kitchens	1			Condition			
Extra Kitchens				% Complete			
Frame	1		WOOD	Overall % Cond			98
Basement Floor	12		CONCRETE	Apprais Val			216,500
Bsmt Garage				Dep % Ovr			0
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr			0
FBM Quality	3			Misc Imp Ovr Comment			
Fireplaces				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
02	SHED/FR			L	120	7.48	2014	A		AV	60	500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	756		21.19	16,018	
FFL	1ST FLOOR	756	756		106.08	80,196	
GAR	GARAGE	0	456		42.34	19,306	
OFP	OPEN PORCH	0	198		10.72	2,122	
SFL	2ND FLOOR	972	972		106.08	103,109	
WDK	WOOD DECK	0	14		15.15	212	
Ttl. Gross Liv/Lease Area:		1,728	3,152	2,083		220,963	

