

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT								1006 EAST LONGMEADOW							
RUSCIO PAUL D RUSCIO MARY A 131 PATTERSON AVE EAST LONGMEADOW MA 01028 GIS ID F_376787_2853187		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed	RESIDNTL. 101 91800 91,800 RES LAND 101 84800 84,800 RESIDNTL. 101 2300 2,300											
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA																			
		Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#															
						Total		178,900	178,900												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
RUSCIO PAUL D		05007	0044	10-06-1980	U	I	0	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
								2019	101	89,700	2018	101	80,600	2017	101	80,800					
								101	82,300	101	82,300	101	80,400								
								101	2,300	101	2,300										
						Total		174300	Total	165200	Total	163500									
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 91,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,300 Appraised Land Value (Bldg) 84,800 Special Land Value 0 Total Appraised Parcel Value 178,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 178,900													
Year	Code	Description	Amount	Code	Description	YEAR	Amount									Comm Int					
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		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							
242	09-14-1995	MN	Manual Note	3,000				SIDING	05-14-2018			333	3	MEAS+INSPCTD							
									06-24-2004			317	16	FIELDREV CHG							
									06-04-2004			319	14	INSPECTED							
									04-06-2004			250	22	MAILER SENT							
									04-01-2004			317	2	MEASURED							
									01-13-1998			200	15	PERMIT VISIT							
									12-17-1996			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	RC				10,000 SF	8.48	1.000	5	LAND	1.00	MA	1.00			0		1.000	8.48	84,800
Total Card Land Units							0.230	AC	Parcel Total Land Area: 0.2296				Total Land Value							84,800	

Property Location 131 PATTERSON AV
 Vision ID 3316 Account # 3369

Map ID 3B/ 57/ 313/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 12/19/2019 10:03:46

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	1	WOOD SHING	101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2	1	DRYWALL	COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		74.42
Interior Floor 2	3	HARDWOOD	RCN		161,007
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	5	STEAM	Year Built		1930
AC Type	01	NONE	Effective Year Built		1975
Bedrooms	3		Depreciation Code		AV
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		43
Total Rooms	6		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		57
Extra Kitchen St			RCNLD		91,800
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	1		Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	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
02	SHED/FR			L	96	7.48	1988	50	0.00	FR	F	0.90	300
19	PATIO			L	398	5.75	1989	60	0.00	AV	A	1.00	1,400
22	WOOD DK			L	128	9.20	1989	50	0.00	FR	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	728		17.54	12,769	
FFL	1ST FLOOR	1,113	1,113		87.46	97,339	
PAT	PATIO	0	460		4.37	2,011	
TQS	3/4 STORY	546	728		65.59	47,751	
WDK	WOOD DECK	0	92		12.36	1,137	
Ttl Gross Liv / Lease Area		1,659	3,121	1,841		161,007	

