

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
RUSTICO JOHN B + ELLEN C 59 MELROSE AV EAST LONGMEADOW MA 01028 GIS ID F_377379_2852797												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW								
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	237400		237,400										
												RES LAND		101	84800		84,800										
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	500		500										
				SUPPLEMENTAL DATA								Total		322,700		322,700											
Alt Prcl ID SP Permit Chapter Land OC Dates 11/3/2014 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)														
RUSTICO JOHN B + ELLEN C CARABETTA MICHAEL TURNER GEORGE E, HEIRS + DEVISEES O				20491		0457		11-07-2014		Q	I	308,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
				18082		0389		11-19-2009		U	I	165,000		1V	2019	101	231,100	2018	101	216,500	2017	101	205,900				
				0000		0000				U		0			101	82,300	101	82,300	101	80,400	101	80,400					
															101	500	101	500	101	500							
				Total		0.00								Total		313900		Total		299300		Total		286800			
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				0.00																							
ASSESSING NEIGHBORHOOD												APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 237,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 500 Appraised Land Value (Bldg) 84,800 Special Land Value 0 Total Appraised Parcel Value 322,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 322,700															
Nbhd		Nbhd Name		B		Tracing		Batch																			
0001						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		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 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	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2		Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	89.54	
Interior Floor 1	3	HARDWOOD	RCN	244,758	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built	2013	
Heat Type	1	FORCED H/A	Effective Year Built	2015	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %	3	
Extra Fixtures	2		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	97	
Extra Kitchens			RCNLD	237,400	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	192		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces			Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac			Cost to Cure Ovr Comment		
Frame	1	WOOD			

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	120	7.48	2014	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	756		23.47	17,743
FFL	1ST FLOOR	756	756		117.50	88,832
GAR	GARAGE	0	456		46.90	21,385
OFP	OPEN PORCH	0	198		11.87	2,350
SFL	2ND FLOOR	972	972		117.50	114,213
WDK	WOOD DECK	0	14		16.79	235
Ttl Gross Liv / Lease Area		1,728	3,152	2,083		244,758

