

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
CERASUOLO CASSANDRA S + CERASUOLO ANTONIO + HOGAN-CE 15 MELWOOD AVE EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	136800		136,800												
												RES LAND		101	88500		88,500												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	800		800												
				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#																					
GIS ID F_377868_2848945												Total		226,100		226,100													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
CERASUOLO CASSANDRA S + RUFENACHT MARY B LE RUFENACHT GEORGE				21416		0333		10-25-2016		U		I		103,000		1		Year		Code		Assessed		Year		Code		Assessed	
				07248		0533		08-24-1989		U		I		1		1A		2019		101		132,900		2018		101		120,300	
				02338		0430		09-24-1954		U		I		0						101		85,700		2017		101		83,800	
																				101		800				101		800	
				Total		2,500.00												Total		219400		Total		206800		Total		197300	
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		2,500.00																							
ASSESSING NEIGHBORHOOD														APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 136,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 800 Appraised Land Value (Bldg) 88,500 Special Land Value 0 Total Appraised Parcel Value 226,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 226,100															
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										
														06-19-2018	02		333	15	PERMIT VISIT										
														03-03-2017			317	16	FIELDREV CHG										
														07-15-2016			317	2	MEASURED										
														02-17-2004			311	3	MEAS+INSPCTD										
														05-05-1992			131	14	INSPECTED										
														06-14-1991			131	2	MEASURED										
														02-09-1983		500	1	LEFT NOTICE											
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	RB				19,757	SF	4.48	1.000	5	LAND	1.00	MA	1.00			0		1.000	4.48	88,500							
Total Card Land Units							0.454	AC	Parcel Total Land Area: 0.4536							Total Land Value							88,500						

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
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	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	8	PLYWD PANL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	84.48	
Interior Floor 1	3	HARDWOOD	RCN	239,932	
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built	1955	
Heat Type	1	FORCED H/A	Effective Year Built	1975	
AC Type	01	NONE	Depreciation Code	AV	
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %	43	
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	57	
Extra Kitchens	0		RCNLD	136,800	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	384		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	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	96	7.48	1955	60	0.00	AV	A	1.00	400
02	SHED/FR			L	100	7.48	1955	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	816		18.91	15,434
EFP	ENCL PORCH	0	180		28.41	5,113
FFL	1ST FLOOR	1,486	1,486		94.69	140,702
GAR	GARAGE	0	384		37.97	14,582
OFF	OPEN PORCH	0	84		9.02	757
TQS	3/4 STORY	612	816		71.01	57,947
WDK	WOOD DECK	0	404		13.36	5,397
Ttl Gross Liv / Lease Area		2,098	4,170	2,534		239,932

