

State Use 101
Print Date 11-03-2020 2:27:52 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
RINALDI RALPH A RINALDI ANN MARIE C 53 MERELINE AVE EAST LONGMEADOW MA 01028 GIS ID F_375618_2855050												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		141200		141,200																	
												RES LAND		101		64200		64,200																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		200		200																	
				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		205,600		205,600																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
RINALDI RALPH A				03253	0421	04-28-1967	U	I		0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed															
												2020	101	136,200	2019	101	132,500	2018	101	124,500															
													101	64,200		101	62,300		101	62,300															
													101	200		101	200		101	500															
		Total		200600		Total		195000		Total		187300																							
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								APPROAISED VALUE SUMMARY																					
Nbhd		Nbhd Name			B			Tracing			Batch			Appraised BLDG. Value (Card)								141,200													
0001								101			MF			Appraised Xf (B) Value (Bldg)								0													
														Appraised Ob (B) Value (Bldg)								200													
														Appraised Land Value (Bldg)								64,200													
														Special Land Value								0													
														Total Appraised Parcel Value								205,600													
														Valuation Method								C													
														Adjustment																					
														Net Total Appraised Parcel Value								205,600													
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							
293		10-01-1994		MN		Manual Note		24,000								ADDITION		03-20-2018						333		2		MEASURED							
																		05-06-2004						317		14		INSPECTED							
																		04-16-2004						250		22		MAILER SENT							
																		04-13-2004						311		2		MEASURED							
																		12-12-1995						107		15		PERMIT VISIT							
																		01-11-1995						107		15		PERMIT VISIT							
																		07-03-1990						131		3		MEAS+INSPCTD							
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				9,000	SF	9.38	0.760	3	LAND	1.00	MF	1.00				0			1.000	7.13	64,200										
Total Card Land Units																	0.207		AC	Parcel Total Land Area: 0.2066				Total Land Value										64,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	2	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	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	4	SOLID WOOD	COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	91.88	
Interior Floor 2	2	SOFTWOOD	RCN	247,788	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1969	
AC Type	01	NONE	Effective Year Built	1975	
Bedrooms	3		Depreciation Code	AV	
Full Baths	2		Remodel Rating	03	
Half Baths	0		Year Remodeled	1994	
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	141,200	
FBM Sqft	214		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	1		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	128	7.48	1975	30	0.00	PR	P	0.75	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,136		21.19	45,255	
CNP	CANOPY	0	192		5.52	1,060	
EFB	ENCL PORCH	0	336		31.86	10,704	
FFL	1ST FLOOR	1,800	1,800		105.98	190,769	
Ttl Gross Liv / Lease Area		1,800	4,464	2,338		247,788	

