

Property Location

45 MERELINE AV

Map ID

2B/ 29/ A/ /

Bldg Name

State Use

101

Vision ID

2400

Account #

2442

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 2:28:00 P

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW									
CARDWELL JOHN F CARDWELL DONNA C 45 MERELINE AVE EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed										
						RESIDNTL.	101	165800	165,800										
						RES LAND	101	66000	66,000										
						RESIDNTL.	101	3500	3,500										
		DRAINAGE		VIEW	COMMUNITY														
		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_375734_2855078						Total 235,300 235,300													
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)											
CARDWELL JOHN F LEARY DONNA C + VERTERAMO PAUL LEARY DONNA C		09135 0464	05-09-1995	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
		07603 0450	12-11-1990	U	I	2,000	1	2020	101	148,900	2019	101	144,800	2018	101	148,400			
		07491 0496	07-02-1990	U	I	1	1A		101	66,000		101	64,000		101	64,000			
		05640 0449	06-28-1984	U	I	56,500			101	3,500		101	2,200		101	2,000			
		Total						218400		Total		211000		Total		214400			
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 BLDG. Value (Card) 165,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 3,500 Appraised Land Value (Bldg) 66,000 Special Land Value 0 Total Appraised Parcel Value 235,300 Valuation Method C Adjustment Net Total Appraised Parcel Value 235,300										
Nbhd	Nbhd Name		B	Tracing		Batch													
0001				101		MF													
NOTES																			
SUB DIV #679 RECK 6/2021 FOR OFP BP201903320																			
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					
201903320	11-22-2019	9	ALTERATION	11,700	07-01-2020	0		FRONT PORCH 6 X	07-01-2020			334	15	PERMIT VISIT					
201803054	04-11-2018	62	SOLAR	20,460	06-10-2019	100	01-02-2019		06-10-2019			400	15	PERMIT VISIT					
201801244	04-11-2018	10	SHED	6,824	05-29-2019	100	05-29-2019	12X24 GARAGE ST	05-29-2019			333	15	PERMIT VISIT					
201700273	02-01-2017	91	INSULATION	1,158		0			03-20-2018			333	2	MEASURED					
117	05-29-1996	MN	Manual Note	750				SHED	06-23-2004			317	14	INSPECTED					
272	12-01-1990	MN	Manual Note	20,000				ADDN	04-13-2004			311	1	LEFT NOTICE					
									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				15,375 SF	5.64	0.760	3	LAND	1.00	MF	1.00		0	1.000	4.29	66,000
Total Card Land Units							0.353 AC	Parcel Total Land Area: 0.3530							Total Land Value				66,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor		
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	Percentage
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		87.93
Interior Floor 1	4	CARPET	RCN		280,984
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1972
Heat Type	3	FORCED H/W	Effective Year Built		1977
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	4		Remodel Rating		03
Full Baths	2		Year Remodeled		1990
Half Baths	0		Depreciation %		41
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		59
Extra Kitchens	0		RCNLD		165,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft	896		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	2		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
07	POOL A-C	OB	Outbuildi	L	24	69.00	1985	60	0.00	AV	A	1.00	1,000
02	SHED/FR			L	120	7.48	1996	70	0.00	GD	A	1.00	600
22	WOOD DK			L	80	9.20	1995	60	0.00	AV	A	1.00	400
01	SHED/MTL			L	100	5.18	1995	50	0.00	FR	F	0.90	200
SOL	Solar Panels	EX	Extra Fea	B		0.00	2018	59	1.00			0.00	0
02	SHED/FR			L	288	7.48	2018	60	0.00	AV	A	1.00	1,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,240		20.46	45,825	
FFL	1ST FLOOR	2,240	2,240		102.29	229,124	
WDK	WOOD DECK	0	424		14.23	6,035	
Ttl Gross Liv / Lease Area		2,240	4,904	2,747		280,984	

