

Account # 2470

Map ID 2B/ 51/ 516/ /
Bl

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11-03-2020 2:32:15 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
RASCHILLA AMY F 12 RODERICK AVE EAST LONGMEADOW MA 01028 GIS ID F_375838_2855248 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	80600		80,600												
				RES LAND								101		65300		65,300													
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	4500		4,500												
				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		150,400		150,400													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
RASCHILLA AMY F RASCHILLA CHRISTOPHER A, CAVANAUGH,DONALD J III & SULLIVAN LINWOOD D +, SULLIVAN LINWOOD D + VELM				18991	0354	11-10-2011	U	I	1		1	Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
				13302	0349	06-19-2003	U	I	139,900				2020	101	76,100	2019	101	74,400	2018	101	67,700								
				10419	0155	08-25-1998	U	I	99,900					101	65,300		101	63,300		101	63,300								
				09676	0600	11-06-1996	U	I	1		1A		101	4,500		101	4,500		101	4,500									
				08381	0390	04-09-1993	U	I	1		1A																		
				Total		145900		Total		142200		Total		135500															
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																													
Nbhd		Nbhd Name		B		Tracing		Batch																					
0001						101		MF																					
NOTES																													
												Appraised BLDG. Value (Card)								80,600									
												Appraised Xf (B) Value (Bldg)								0									
												Appraised Ob (B) Value (Bldg)								4,500									
												Appraised Land Value (Bldg)								65,300									
												Special Land Value								0									
												Total Appraised Parcel Value								150,400									
												Valuation Method								C									
												Adjustment																	
												Net Total Appraised Parcel Value								150,400									
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	
																		03-12-2018						333		2		MEASURED	
																		07-20-2006						311		3		MEAS+INSPCTD	
																		07-19-2006						250		6		INFO BY PHON	
																		04-08-2004						250		22		MAILER SENT	
																		04-07-2004						316		2		MEASURED	
																		05-14-1992						131		14		INSPECTED	
																		06-29-1990						131		2		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				12,870	SF	6.67	0.760	3	LAND	1.00	MF	1.00				0			1.000	5.07		65,300			
Total Card Land Units								0.295	AC	Parcel Total Land Area: 0.2955								Total Land Value								65,300			

Property Location 12 RODERICK AV
 Vision ID 2427 Account # 2470

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 Bldg # 1

Bldg Name
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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	2.00	2 STORY	Units	1	
Foundation	2	CONC BLOCK	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	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		86.75
Interior Floor 1	4	CARPET	RCN		141,461
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1925
Heat Type	5	STEAM	Effective Year Built		1975
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		57
Extra Kitchens	0		RCNLD		80,600
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		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
03	GARAGE	OB	Outbuildi	L	308	28.18	1940	50	0.00	FR	F	0.90	3,900
19	PATIO			L	104	5.75	1970	30	0.00	PR	F	0.90	200
19	PATIO			L	169	5.75	1970	50	0.00	FR	F	0.90	400

BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description				Living	Gross	Eff Area	Unit Cost	Undeprec Value				
BMT	BASEMENT				0	624		19.52	12,178				
EFB	ENCL PORCH				0	216		29.32	6,333				
FFL	1ST FLOOR				638	638		97.42	62,157				
SFL	2ND FLOOR				624	624		97.42	60,793				

Ttl Gross Liv / Lease Area					1,262	2,102	1,452		141,461				
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