

State Use 101
Print Date 11-03-2020 6:42:37 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																								
CERASUOLO ANTHONY CERASUOLO HOGAN PATRICIA 133 MELWOOD AVE EAST LONGMEADOW MA 01028 GIS ID F_377028_2850715				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description RESIDENTL. RES LAND RESIDENTL.		Code 101 101 101		Appraised 185000 86700 400		Assessed 185,000 86,700 400		1006 EAST LONGMEADOW																
				DRAINAGE				VIEW		COMMUNITY																										
				SUPPLEMENTAL DATA																																
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10																												
				Mailed				Assoc Pid#																												
Total												272,100		272,100																						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																				
CERASUOLO ANTHONY FONTANA MARIANNE, FONTANA MARIANNE + DAVID FONTANA DAV				11019		0574		11-30-1999		U		I		197,500		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed		
				08724		0551		01-26-1994		U		I		1		1A		2020		101		175,400		2019		101		170,600		2018		101		157,800		
				6216		0087		09-05-1986		U		I		1		1A				101		86,700				101		84,200		101		84,200				
				03527		0269		08-17-1970		U		I		0						101		400				101		400		101		400				
																		Total		262500		Total		255200		Total		242400								
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)										185,000																
0001						101		MA		Appraised Xf (B) Value (Bldg)										0																
										Appraised Ob (B) Value (Bldg)										400																
										Appraised Land Value (Bldg)										86,700																
										Special Land Value										0																
										Total Appraised Parcel Value										272,100																
										Valuation Method										C																
										Adjustment																										
										Net Total Appraised Parcel Value										272,100																
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								
201402877		11-26-2014		62		SOLAR		36,975		03-19-2015		100		03-19-2015		ROOF TOP		03-19-2015						317		15		PERMIT VISIT								
195		07-20-1995		MN		Manual Note		21,650								KITCHEN BY CHAP		12-20-2013						317		2		MEASURED								
242		09-01-1993		MN		Manual Note		10,000								ALTERATION		05-26-2004						319		14		INSPECTED								
143		01-01-1983		MN		Manual Note										POOL A		04-06-2004						250		22		MAILER SENT								
		01-01-1975		MN		Manual Note										FAM RM ADD		03-30-2004						311		2		MEASURED								
																		12-12-1995						107		15		PERMIT VISIT								
																		01-17-1994						105		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		RB				15,000	SF	5.78	1.000	5	LAND	1.00	MA	1.00				0		1.000	5.78	86,700												
Total Card Land Units																		0.344		AC	Parcel Total Land Area: 0.3444				Total Land Value										86,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
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	4	VINYL	Code	Description	Percentage
Exterior Wall 2	12	BOARD+BATT	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		89.71
Interior Floor 1	4	CARPET	RCN		264,261
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1967
Heat Type	3	FORCED H/W	Effective Year Built		1988
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		70
Extra Kitchens	0		RCNLD		185,000
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			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
02	SHED/FR			L	80	7.48	1968	60	0.00	AV	A	1.00	400
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1988	70	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	960		20.73	19,897
FFL	1ST FLOOR	1,422	1,422		103.63	147,364
GAR	GARAGE	0	440		41.45	18,239
OFP	OPEN PORCH	0	36		11.51	415
TQS	3/4 STORY	720	960		77.72	74,615
WDK	WOOD DECK	0	256		14.57	3,731
Ttl Gross Liv / Lease Area		2,142	4,074	2,550		264,261

