

Property Location Vision ID 6794		59 MELROSE AV Account # 6914		Map ID 14A/ 93/ 370A/ / Bldg # 1		Bldg Name Sec # 1 of 1		Card # 1 of 1		State Use 101 Print Date 11-04-2020 12:50:30	
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CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
RUSTICO JOHN B + ELLEN C 59 MELROSE AV EAST LONGMEADOW MA 01028 GIS ID F_377379_2852797		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	247400	247,400		
						RES LAND	101	84800	84,800		
						RESIDNTL.	101	500	500		
		DRAINAGE		VIEW	COMMUNITY						
		SUPPLEMENTAL DATA									
		Alt Prcl ID SP Permit Chapter Land OC Dates 11/3/2014 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#					
						Total		332,700	332,700		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
RUSTICO JOHN B + ELLEN C CARABETTA MICHAEL TURNER GEORGE E, HEIRS + DEVISEES O		20491	0457	11-07-2014	Q	I	308,000	00	Year	Code	Assessed	Year	Code	Assessed	
		18082	0389	11-19-2009	U	I	165,000	1V	2020	101	237,400	2019	101	231,100	
		0000	0000		U		0		101	84,800		101	82,300		
									101	500		101	500		
		Total						322700		Total		313900		Total	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor	
Year	Code	Description	Amount	Code	Description	YEAR	Amount		
								APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 247,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 500 Appraised Land Value (Bldg) 84,800 Special Land Value 0 Total Appraised Parcel Value 332,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 332,700	
Total			0.00						
ASSESSING NEIGHBORHOOD									
Nbhd		Nbhd Name		B		Tracing			
0001						101		MA	

NOTES															
FY2012 SUB 1071 LOT 4 BOOK PLANS 358-109															

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
202001961	06-24-2020	11	POOL	10,500		0		24' ABOVE GROUND		08-17-2015	01		400	16	FIELDREV CHG
201302291	07-12-2013	2	DWELLING	137,000	05-12-2014	100	11-04-2014	OC 11/3/2014 1700		06-24-2015		400	16	FIELDREV CHG	
									11-04-2014	400		25	OC VISIT		
									05-12-2014	105		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				10,000 SF	8.48	1.000	5	LAND	1.00	MA	1.00			0		1.000	8.48	84,800		
Total Card Land Units							0.230	AC	Parcel Total Land Area: 0.2296							Total Land Value							84,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2		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		95.26
Interior Floor 1	3	HARDWOOD	RCN		257,745
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2013
Heat Type	1	FORCED H/A	Effective Year Built		2014
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		4
Extra Fixtures	2		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		96
Extra Kitchens			RCNLD		247,400
Extra Kitchen St			Dep % Ovr		
FBM Sqft	192		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces			Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac			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	120	7.48	2014	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	756		24.71	18,684
FFL	1ST FLOOR	756	756		123.74	93,545
GAR	GARAGE	0	456		49.39	22,520
OFP	OPEN PORCH	0	198		12.50	2,475
SFL	2ND FLOOR	972	972		123.74	120,273
WDK	WOOD DECK	0	14		17.68	247
Ttl Gross Liv / Lease Area		1,728	3,152	2,083		257,745

