

State Use 101
Print Date 11-03-2020 10:31:37

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
SERAFIN WANDA S LE 21 MELWOOD AV EAST LONGMEADOW MA 01028 GIS ID F_377864_2849130												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	156200		156,200									
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	86100		86,100									
												RESIDNTL.		101	400		400									
				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		242,700		242,700										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
SERAFIN WANDA S LE SERAFIN WANDAA				20978 02327	0506 0548	12-04-2015 08-06-1954	U U	I I	100 0	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
											2020	101	147,900	2019	101	143,800	2018	101	132,800							
												101	86,100		101	83,700										
												101	400		101	400										
Total												234400		Total		227900		Total		216900						
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												APPRaised VALUE SUMMARY										
Nbhd		Nbhd Name			B		Tracing			Batch		Appraised BLDG. Value (Card)								156,200						
0001							101			MA		Appraised Xf (B) Value (Bldg)								0						
												Appraised Ob (B) Value (Bldg)								400						
												Appraised Land Value (Bldg)								86,100						
												Special Land Value								0						
												Total Appraised Parcel Value								242,700						
												Valuation Method								C						
												Adjustment														
												Net Total Appraised Parcel Value								242,700						
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				
																	10-14-2016	02		317	3	MEAS+INSPCTD				
																	07-15-2016		317	2	MEASURED					
																	02-18-2004		311	3	MEAS+INSPCTD					
																	07-01-1991		181	3	MEAS+INSPCTD					
																	04-30-1980		500	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		RB				13,740	SF	6.27	1.000	5	LAND	1.00	MA	1.00				0		1.000	6.27	86,100		
Total Card Land Units								0.315	AC	Parcel Total Land Area: 0.3154								Total Land Value								86,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	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		95.68
Interior Floor 1	4	CARPET	RCN		223,117
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1952
Heat Type	3	FORCED H/W	Effective Year Built		1988
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		30
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		70
Extra Kitchens	0		RCNLD		156,200
Extra Kitchen St			Dep % Ovr		
FBM Sqft	228		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	1		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	100	7.48	1952	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	910		21.71	19,760	
FFL	1ST FLOOR	1,050	1,050		108.57	114,001	
GAR	GARAGE	0	308		43.36	13,354	
OFP	OPEN PORCH	0	32		10.18	326	
PAT	PATIO	0	270		5.63	1,520	
TQS	3/4 STORY	683	910		81.49	74,155	
Ttl Gross Liv / Lease Area		1,733	3,480	2,055		223,117	

