

Property Location

15 MELWOOD AV

Map ID

17/ 10/ 10/ /

Bldg Name

State Use

101

Vision ID

833

Account #

855

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 10:40:31

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW																							
CERASUOLO CASSANDRA S + CERASUOLO ANTONIO + HOGAN-CE 15 MELWOOD AVE EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed																								
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	144500	144,500																									
					RES LAND	101	88500	88,500																									
	DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	800	800																									
SUPPLEMENTAL DATA					Total 233,800 233,800																												
GIS ID F_377868_2848945		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#																													
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)																									
CERASUOLO CASSANDRA S + RUFENACHT MARY B LE RUFENACHT GEORGE	21416	0333	10-25-2016	U	I	103,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																	
	07248	0533	08-24-1989	U	I	1	1A	2020	101	136,800	2019	101	132,900	2018	101	120,300																	
	02338	0430	09-24-1954	U	I	0			101	88,500		101	85,700		101	85,700																	
									101	800		101	800		101	800																	
Total								226100		Total		219400		Total		206800																	
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			2,500.00																														
ASSESSING NEIGHBORHOOD																																	
Nbhd		Nbhd Name		B		Tracing		Batch																									
0001						101		MA																									
NOTES																																	
BUILDING PERMIT RECORD																																	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result																			
202002833	10-26-2020	91	INSULATION	3,500		0			06-19-2018	02		333	15	PERMIT VISIT																			
								03-03-2017	317		16	FIELDREV CHG																					
								07-15-2016	317		2	MEASURED																					
								02-17-2004	311		3	MEAS+INSPCTD																					
								05-05-1992	131		14	INSPECTED																					
								06-14-1991	131		2	MEASURED																					
								02-09-1983	500		1	LEFT NOTICE																					
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				19,757 SF	4.48	1.000	5	LAND	1.00	MA	1.00			0		1.000	4.48	88,500												
Total Card Land Units							0.454	AC	Parcel Total Land Area: 0.4536							Total Land Value					88,500												

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	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	8	PLYWD PANL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	89.87	
Interior Floor 1	3	HARDWOOD	RCN	253,591	
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built	1955	
Heat Type	1	FORCED H/A	Effective Year Built	1975	
AC Type	01	NONE	Depreciation Code	AV	
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %	43	
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	57	
Extra Kitchens	0		RCNLD	144,500	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	384		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	96	7.48	1955	60	0.00	AV	A	1.00	400
02	SHED/FR			L	100	7.48	1955	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	816		19.99	16,312	
EFB	ENCL PORCH	0	180		30.02	5,404	
FFL	1ST FLOOR	1,486	1,486		100.08	148,712	
GAR	GARAGE	0	384		40.13	15,412	
OPF	OPEN PORCH	0	84		9.53	801	
TQS	3/4 STORY	612	816		75.06	61,246	
WDK	WOOD DECK	0	404		14.12	5,704	
Ttl Gross Liv / Lease Area		2,098	4,170	2,534		253,591	

