

State Use 101
Print Date 11/3/2021 10:20:22 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												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																		
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	193000		193,000																				
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	93600		93,600																				
												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		287,000		287,000																					
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								Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed												
				08724	0551	01-26-1994	U	I	1		1A		2021	101	185,000	2020	101	175,400	2019	101	170,600																
				06216	0087	09-05-1986	U	I	1		1A			101	86,700		101	86,700		101	84,200																
				03527	0269	08-17-1970	U	I	0					101	400		101	400		101	400																
														Total		272,100		Total		262,500		Total		255,200													
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)												193,000											
0001								101			MA			Appraised Xf (B) Value (Bldg)												0											
														Appraised Ob (B) Value (Bldg)												400											
														Appraised Land Value (Bldg)												93,600											
														Special Land Value												0											
														Total Appraised Parcel Value												287,000											
														Valuation Method												C											
														Adjustment																							
														Net Total Appraised Parcel Value												287,000											
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	6.24	1.000	5	LAND	1.00		MA	1.00			0			1.000		6.24		93,600										
																		Total Card Land Units 0.34 AC Parcel Total Land Area: 0.34										Total Land Value 93,600									

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		94.20	
Interior Floor 1	4	CARPET	RCN		275,710	
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		193,000	
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		21.62	20,759
FFL	1ST FLOOR	1,422	1,422		108.12	153,749
GAR	GARAGE	0	440		43.25	19,029
OPF	OPEN PORCH	0	36		12.01	432
TQS	3/4 STORY	720	960		81.09	77,848
WDK	WOOD DECK	0	256		15.20	3,892
Ttl Gross Liv / Lease Area		2,142	4,074	2,550		275,710

