

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
ROSATI NICHOLAS P ROSATI ASHLEY K 80 SOMERSVILLE RD EAST LONGMEADOW MA 01028 GIS ID F_393539_2839844												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	213900		213,900												
												RES LAND		101	101500		101,500												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2500		2,500												
				SUPPLEMENTAL DATA								Total		317,900		317,900													
				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)													
ROSATI NICHOLAS P GELZINIS LAURIE J GELZINIS JOSEPH M +,				22184		0477		05-23-2018		U		I		278,000		1A		Year		Code		Assessed		Year		Code		Assessed	
				16805		0485		07-09-2007		U		I		1		1A		2021		101		204,700		2020		101		196,000	
				05122		0332		06-16-1981		U		I		0						101		94,700		2019		101		92,300	
																				101		2,500				101		2,500	
				Total		0.00										Total		301,900		Total		293,200		Total		285,200			
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																	
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int													
				ASSESSING NEIGHBORHOOD																									
Nbhd		Nbhd Name		B		Tracing		Batch																					
0001						101		MG																					
NOTES																													
SUMP PUMP IN BMT																		Appraised BLDG. Value (Card) 213,900											
																		Appraised Xf (B) Value (Bldg) 0											
																		Appraised Ob (B) Value (Bldg) 2,500											
																		Appraised Land Value (Bldg) 101,500											
																		Special Land Value 0											
																		Total Appraised Parcel Value 317,900											
																		Valuation Method C											
																		Adjustment											
																		Net Total Appraised Parcel Value 317,900											
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	
201203322		10-19-2012		20		WOOD STOVE		0								REPLACE EXISTIN		06-07-2013						317		15		PERMIT VISIT	
10		01-01-1987		MN		Manual Note		900								WD STOVE		12-15-2005						311		3		MEAS+INSPECTD	
86		01-01-1986		MN		Manual Note										SFR		11-03-2005						311		1		LEFT NOTICE	
																		02-01-2000						247		14		INSPECTED	
																		12-13-1999						247		2		MEASURED	
																		04-03-1992						170		3		MEAS+INSPECTD	
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		RAA				40,000		SF		2.58	1.190	7	LAND	0.75	MG	1.00	TOP3			0			1.000	2.3		92,000	
1	101	ONE FAM		RAA				1.350		AC		7,000	1.000	0		1.00	MG	1.00				0			1.000	7,000		9,500	
Total Card Land Units								2.27		AC		Parcel Total Land Area: 2.27				Total Land Value 101,500													

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+	AVG. (+)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		96.93
Interior Floor 2	4	CARPET	RCN		267,423
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1986
AC Type	01	NONE	Effective Year Built		1998
Bedrooms	3		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		20
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		80
Extra Kitchen St			RCNLD		213,900
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	1		Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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	160	7.48	1998	70	0.00	GD	A	1.00	800
06	CARPORT			L	320	8.63	2004	70	0.00	GD	F	0.90	1,700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	936		23.24	21,752	
FFL	1ST FLOOR	1,160	1,160		116.32	134,933	
GAR	GARAGE	0	484		46.62	22,566	
OFP	OPEN PORCH	0	56		12.46	698	
TQS	3/4 STORY	702	936		87.24	81,658	
WDK	WOOD DECK	0	360		16.16	5,816	
Ttl Gross Liv / Lease Area		1,862	3,932	2,299		267,423	

