

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
RUSTICO JOHN B + ELLEN C 59 MELROSE AV EAST LONGMEADOW MA 01028 GIS ID F_377379_2852797												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	257800		257,800												
												RES LAND		101	91500		91,500												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1700		1,700												
				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												Total		351,000		351,000													
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 18082 00000		0457 0389 0000		11-07-2014 11-19-2009		Q U U		I I U		308,000 165,000 0		00 1V		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
																		2021	101	247,400	2020	101	237,400	2019	101	231,100			
																			101	84,800		101	84,800		101	82,300			
																			101	500		101	500		101	500			
Total														332,700		Total		322,700		Total		313,900							
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																									
ASSESSING NEIGHBORHOOD																													
Nbhd		Nbhd Name		B		Tracing		Batch																					
0001						101		MA																					
NOTES																													
FY2012 SUB 1071 LOT 4 BOOK PLANS 358-109												Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value								257,800 0 1,700 91,500 0 351,000 C 351,000									
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	
202001961		06-24-2020		11		POOL		10,500		07-13-2021		100		07-13-2021		24' ABOVE GROUN		07-21-2021		01				334		15		PERMIT VISIT	
201302291		07-12-2013		2		DWELLING		137,000		05-12-2014		100		11-04-2014		OC 11/3/2014 1700		08-17-2015						400		16		FIELDREV CHG	
																		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	9.15	1.000	5	LAND	1.00	MA	1.00				0			1.000	9.15	91,500				
Total Card Land Units								0.23	AC	Parcel Total Land Area: 0.23				Total Land Value														91,500	

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		100.02
Interior Floor 1	3	HARDWOOD	RCN		268,552
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		257,800
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
08	POOLA-O			L	24	69.00	2020	70	0.00	GD	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	756		25.75	19,468
FFL	1ST FLOOR	756	756		128.93	97,468
GAR	GARAGE	0	456		51.46	23,464
OPF	OPEN PORCH	0	198		13.02	2,579
SFL	2ND FLOOR	972	972		128.93	125,316
WDK	WOOD DECK	0	14		18.42	258
Ttl Gross Liv / Lease Area		1,728	3,152	2,083		268,552

