

State Use 101
Print Date 11/3/2021 2:00:40 PM

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		RESIDENTL.		101	163100		163,100																
												RES LAND		101	93200		93,200																
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		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		256,700		256,700															
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							
																		2021	101	156,200	2020	101	147,900	2019	101	143,800							
																		101	86,100	86,100	101	86,100	101	83,700									
																		101	400	400	101	400	101	400									
				Total												Total	242,700	Total		234,400		Total		227,900									
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										APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 163,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 400 Appraised Land Value (Bldg) 93,200 Special Land Value 0 Total Appraised Parcel Value 256,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 256,700																	
ASSESSING NEIGHBORHOOD																																	
Nbhd		Nbhd Name		B		Tracing		Batch																									
0001						101		MA																									
NOTES																																	
														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 07-15-2016 02-18-2004 07-01-1991 04-30-1980	02		317 317 311 181 500	3 2 3 3 3	MEAS+INSPCTD MEASURED MEAS+INSPCTD MEAS+INSPCTD 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	6.78	1.000	5	LAND	1.00	MA	1.00			0		1.000	6.78	93,200												
Total Card Land Units							0.32 AC	Parcel Total Land Area: 0.32							Total Land Value							93,200											

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		100.46
Interior Floor 1	4	CARPET	RCN		232,940
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		163,100
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		22.67	20,630	
FFL	1ST FLOOR	1,050	1,050		113.35	119,020	
GAR	GARAGE	0	308		45.27	13,942	
OFP	OPEN PORCH	0	32		10.63	340	
PAT	PATIO	0	270		5.88	1,587	
TQS	3/4 STORY	683	910		85.08	77,420	
Ttl Gross Liv / Lease Area		1,733	3,480	2,055		232,940	

