

State Use 101
Print Date 11/3/2021 2:09:57 PM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
CERASUOLO CASSANDRA S + CERASUOLO ANTONIO + HOGAN-CE 15 MELWOOD AVE EAST LONGMEADOW MA 01028 GIS ID F_377868_2848945												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		151000		151,000											
												RES LAND		101		95600		95,600											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		800		800											
				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		247,400		247,400													
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	2021	101	144,500	2020	101	136,800	2019	101	132,900								
				02338 0430		09-24-1954		U	I	0				101	88,500		101	88,500		101	85,700								
														101	800		101	800		101	800								
				Total									Total		233,800	Total		226,100	Total		219,400								
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										APPROAISED VALUE SUMMARY																			
Nbhd		Nbhd Name			B		Tracing													Batch									
0001							101													MA									
NOTES										NET TOTAL APPRAISED PARCEL VALUE 247,400																			
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						
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	4.84	1.000	5	LAND	1.00	MA	1.00			0		1.000	4.84	95,600								
Total Card Land Units							0.45 AC	Parcel Total Land Area: 0.45							Total Land Value							95,600							

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	Percentage
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		94.36
Interior Floor 1	3	HARDWOOD	RCN		264,968
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		151,000
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		20.89	17,044
EFB	ENCL PORCH	0	180		31.37	5,647
FFL	1ST FLOOR	1,486	1,486		104.57	155,384
GAR	GARAGE	0	384		41.93	16,103
OPF	OPEN PORCH	0	84		9.96	837
TQS	3/4 STORY	612	816		78.42	63,994
WDK	WOOD DECK	0	404		14.75	5,960
Ttl Gross Liv / Lease Area		2,098	4,170	2,534		264,968

