

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
RASCHILLA AMY F 12 RODERICK AVE EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	96500		96,500								
												RES LAND		101	77600		77,600								
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	4500		4,500								
				SUPPLEMENTAL DATA										Total		178,600		178,600							
GIS ID F_375838_2855248				Mailed				Assoc Pid#																	
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
RASCHILLA AMY F				18991 0354		11-10-2011		U		I		1		1		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
RASCHILLA CHRISTOPHER A,				13302 0349		06-19-2003		U		I		139,900				2022		101	84,200	2021	101	80,600	2020	101	76,100
CAVANAUGH,DONALD J III &				10419 0155		08-25-1998		U		I		99,900						101	70,500		101	65,300		101	65,300
SULLIVAN LINWOOD D +,				09676 0600		11-06-1996		U		I		1		1A				101	4,500		101	4,500		101	4,500
SULLIVAN LINWOOD D + VELM				08381 0390		04-09-1993		U		I		1		1A											
																Total		159,200		Total		150,400		Total 145,900	
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				Tracing		Batch																	
0001						101		MF																	
NOTES																									
												Appraised BLDG. Value (Card) 96,500													
												Appraised Xf (B) Value (Bldg) 0													
												Appraised Ob (B) Value (Bldg) 4,500													
												Appraised Land Value (Bldg) 77,600													
												Special Land Value 0													
												Total Appraised Parcel Value 178,600													
												Valuation Method C													
												Adjustment													
												Net Total Appraised Parcel Value 178,600													
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										
										03-12-2018			333	2	MEASURED										
										07-20-2006			311	3	MEAS+INSPCTD										
										07-19-2006			250	6	INFO BY PHON										
										04-08-2004			250	22	MAILER SENT										
										04-07-2004			316	2	MEASURED										
										05-14-1992			131	14	INSPECTED										
										06-29-1990			131	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				12,870 SF	7.93	0.760	3	LAND	1.00	MF	1.00			0		1.000	6.03	77,600				
Total Card Land Units 0.30 AC Parcel Total Land Area: 0.30																		Total Land Value		77,600					

Property Location 12 RODERICK AV
 Vision ID 2427 Account # 2470

Map ID 2B/ 51/ 516/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 12/12/2022 4:58:24 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		102.86
Interior Floor 2	3	HARDWOOD	RCN		169,276
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	5	STEAM	Year Built		1925
AC Type	01	NONE	Effective Year Built		1978
Bedrooms	3		Depreciation Code		AV
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		43
Total Rooms	6		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		57
Extra Kitchen St			RCNLD		96,500
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			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
03	GARAGE	OB	Outbuildi	L	308	28.18	1940	50	0.00	FR	F	0.90	3,900
19	PATIO			L	104	5.75	1970	30	0.00	PR	F	0.90	200
19	PATIO			L	169	5.75	1970	50	0.00	FR	F	0.90	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	624		22.68	14,154	
EFB	ENCL PORCH	0	216		56.61	12,229	
FFL	1ST FLOOR	638	638		113.23	72,240	
SFL	2ND FLOOR	624	624		113.23	70,654	
Ttl Gross Liv / Lease Area		1,262	2,102			169,276	

