

State Use 101
Print Date 12/12/2022 7:10:05 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
GOLDMAN RUSLAN 67 NELSON AV EAST LONGMEADOW MA 01028 GIS ID F_376375_2853250				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description RESIDNTL. RES LAND		Code 101 101		Appraised 387600 101600		Assessed 387,600 101,600		1006 EAST LONGMEADOW						
				DRAINAGE				VIEW		COMMUNITY																
				SUPPLEMENTAL DATA																						
				Alt Prcl ID SP Permit Chapter Land OC Dates 4/24/2019 In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																
				Total						489,200												489,200				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
GOLDMAN RUSLAN SANTANELLO ROBERT N SANTANELLO SALVATORE N				21905		0199		10-17-2017		U		V		89,000		1P		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				07575		0076		10-25-1990		U		I		1		1A		2022	101	358,800	2021	101	344,900	2020	101	331,500
				02373		0396		03-10-1955		U		I		0				101	92,400	101	85,600	101	85,600			
Total																451,200		Total		430,500		Total		417,100		
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						130				MA																
NOTES																										
																APPRaised VALUE SUMMARY										
																Appraised BLDG. Value (Card)								387,600		
																Appraised Xf (B) Value (Bldg)								0		
																Appraised Ob (B) Value (Bldg)								0		
																Appraised Land Value (Bldg)								101,600		
Special Land Value																0										
Total Appraised Parcel Value																489,200										
Valuation Method																C										
Adjustment																										
Net Total Appraised Parcel Value																489,200										
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					
202002051	07-09-2020	62	SOLAR		46,284	06-28-2021	100	06-21-2021	BP EXPIRED 7/9/20 OC 4/23/2019 4735							06-28-2021			400	15	PERMIT VISIT					
201902346	07-09-2019	62	SOLAR		39,230	07-07-2020	0									07-07-2020			400	15	PERMIT VISIT					
201702815	11-08-2017	2	DWELLING		249,000	05-03-2019	100	05-03-2019								05-03-2019			400	25	OC VISIT					
																06-19-2018			333	15	PERMIT VISIT					
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				12,000	SF	8.47	1.000	5	LAND	1.00	MA	1.00			0		1.000	8.47	101,600				
Total Card Land Units							0.28	AC	Parcel Total Land Area: 0.28							Total Land Value							101,600			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description	
Style	18	SPLIT ENT	Basement Floor	12	CONCRETE	
Model	01	RESIDENTIAL	Bsmt Garage	2		
Grade	C+	AVG. (+)	#Heat Sys	1.00		
Stories	1.00	1 STORY	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		100.94	
Interior Floor 1	3	HARDWOOD	RCN		395,554	
Interior Floor 2	4	CARPET	Net Other Adj			
Heat Fuel	2	GAS	Year Built		2017	
Heat Type	1	FORCED H/A	Effective Year Built		2019	
AC Type	03	FULL	Depreciation Code		GD	
Bedrooms	3		Remodel Rating			
Full Baths	2		Year Remodeled			
Half Baths	2		Depreciation %		2	
Extra Fixtures	3		Functional Obsol			
Total Rooms	7		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		98	
Extra Kitchens	0		RCNLD		387,600	
Extra Kitchen St			Dep % Ovr			
FBM Sqft	400		Dep Ovr Comment			
FBM Quality	5		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
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2020	98	1.00	AV	A	0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
FFL	1ST FLOOR	2,400	2,400		129.06	309,732	
LLV	LOWR LEVEL	0	2,317		32.25	74,723	
OFF	OPEN PORCH	0	320		12.91	4,130	
PAT	PATIO	0	320		6.45	2,065	
WDK	WOOD DECK	0	192		25.54	4,904	
Ttl Gross Liv / Lease Area		2,400	5,549			395,554	

