

State Use 101
Print Date 12/12/2022 9:04:16 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																											
CERASUOLO ANTHONY CERASUOLO HOGAN PATRICIA 133 MELWOOD AVE EAST LONGMEADOW MA 01028 GIS ID F_377028_2850715												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	214600		214,600																						
												RES LAND		101	102900		102,900																						
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		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		317,900		317,900																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																							
CERASUOLO ANTHONY FONTANA MARIANNE, FONTANA MARIANNE + DAVID FONTANA DAV				11019	0574	11-30-1999	U	I	197,500						This signature acknowledges a visit by a Data Collector or Assessor																								
				08724	0551	01-26-1994	U	I	1		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																		
				06216	0087	09-05-1986	U	I	1		1A		2022	101	193,000	2021	101	185,000	2020	101	175,400																		
				03527	0269	08-17-1970	U	I	0				101	93,600	101	86,700	101	86,700																					
													101	400	101	400	101	400																					
Total										287,000		Total		272,100		Total		262,500																					
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				APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 214,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 400 Appraised Land Value (Bldg) 102,900 Special Land Value 0 Total Appraised Parcel Value 317,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 317,900																									
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																				
201402877	11-26-2014	62	SOLAR			36,975	03-19-2015	100	03-19-2015	ROOF TOP KITCHEN BY CHAP ALTERATION POOL A FAM RM ADD				03-19-2015			317	15	PERMIT VISIT																				
195	07-20-1995	MN	Manual Note			21,650								12-20-2013			317	2	MEASURED																				
242	09-01-1993	MN	Manual Note			10,000								05-26-2004			319	14	INSPECTED																				
143	01-01-1983	MN	Manual Note											04-06-2004			250	22	MAILER SENT																				
	01-01-1975	MN	Manual Note									03-30-2004			311	2	MEASURED																						
												12-12-1995			107	15	PERMIT VISIT																						
														01-17-1994			105	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	RB				15,000	SF	6.86	1.000	5	LAND	1.00	MA	1.00			0		1.000	6.86	102,900																	
Total Card Land Units							0.34	AC	Parcel Total Land Area: 0.34							Total Land Value							102,900																

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
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	4	VINYL	Code	Description	
Exterior Wall 2	12	BOARD+BATT	101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	105.69	
Interior Floor 2	3	HARDWOOD	RCN	306,595	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1967	
AC Type	01	NONE	Effective Year Built	1991	
Bedrooms	4		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	214,600	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	2		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
02	SHED/FR		L	80	7.48	1968	60	0.00	AV	A	1.00		400
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1988	70	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	960		23.91	22,950	
FFL	1ST FLOOR	1,422	1,422		119.53	169,972	
GAR	GARAGE	0	440		47.81	21,037	
OFP	OPEN PORCH	0	36		13.28	478	
TQS	3/4 STORY	720	960		89.65	86,062	
WDK	WOOD DECK	0	256		23.81	6,096	
Ttl Gross Liv / Lease Area		2,142	4,074			306,595	

