

State Use 101
Print Date 12-13-2022 9:19:52 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																			
RIZZO VINCENT ROBERT 24 FRASER DR EAST LONGMEADOW MA 01028 GIS ID F_391483_2846242												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	220700		220,700														
												RES LAND		101	128600		128,600														
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1900		1,900														
				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		351,200		351,200															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
RIZZO VINCENT ROBERT GRENIER GILLES A + DENISE T GRENIER GILLES A FRANCESCHELLI ELIZABETH L				22745	0054	07-08-2019	Q	I			335,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed										
				21105	0519	03-22-2016	U	I			100	1A	2022	101	198,200	2021	101	190,100	2020	101	180,300										
				20944	0585	11-06-2015	Q	I			208,000	00	101	115,800	101	107,100	101	107,100													
				02618	0412	07-15-1958	U	I			0	101	1,900	101	1,900																
												Total		315,900		Total		299,100		Total		289,300									
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												APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 220,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,900 Appraised Land Value (Bldg) 128,600 Special Land Value 0 Total Appraised Parcel Value 351,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 351,200																			
Nbhd		Nbhd Name				Tracing				Batch																					
0001						101				MG																					
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										
202001880		06-15-2020		62	SOLAR		25,000	06-29-2021		100					06-29-2021				400	15	PERMIT VISIT										
201702670		10-12-2017		10	SHED		5,995	02-28-2018		100	02-28-2018		12X20		02-28-2018				333	15	PERMIT VISIT										
201702437		09-14-2017		91	INSULATION		1,400			0					05-04-2017				317	14	INSPCTED										
201602147		07-15-2016		7	REMODEL		32,000	05-04-2017		100	05-04-2017		KITCHEN & BATH SHED		05-06-2016				317	3	MEAS+INSPCTD										
195		07-01-1987		MN	Manual Note		250								03-23-2006				311	3	MEAS+INSPCTD										
															12-16-1999				247	3	MEAS+INSPCTD										
															03-19-1992				170	3	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		RA				25,018	SF	4.28	1.200	7	LAND	1.00	MG	1.00				0		1.000	5.14	128,600							
															Total Card Land Units					0.57 AC	Parcel Total Land Area: 0.57					Total Land Value					128,600

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				Percentage		
Exterior Wall 2						101	ONE FAM				100		
Roof Structure	1		GABLE								0		
Roof Cover	1		ASPHALT SH								0		
Interior Wall 1	2		PLASTER			COST / MARKET VALUATION							
Interior Wall 2						Adj Base Rate					112.47		
Interior Floor 1	3		HARDWOOD			RCN					265,889		
Interior Floor 2	4		CARPET			Net Other Adj							
Heat Fuel	1		OIL			Year Built					1958		
Heat Type	3		FORCED H/W			Effective Year Built					2004		
AC Type	03		FULL			Depreciation Code					VG		
Bedrooms	3					Remodel Rating					03		
Full Baths	2					Year Remodeled					2016		
Half Baths	0					Depreciation %					17		
Extra Fixtures	0					Functional Obsol							
Total Rooms	7					External Obsol							
Bath Style	G		GOOD			Cost Trend Factor					1		
Half Bath Style						Condition							
Kitchens	1					% Complete							
Kitchen Style	G		GOOD			Overall % Condition					83		
Extra Kitchens	0					RCNLD					220,700		
Extra Kitchen St						Dep % Ovr							
FBM Sqft						Dep Ovr Comment							
FBM Quality						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	160	7.48	1987	50	0.00	FR	A	1.00	600
02	SHED/FR			L	240	7.48	2018	70	0.00	GD	A	1.00	1,300
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2021	83	1.00	AV	A	0.00	0
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
BMT	BASEMENT					0	988		25.63	25,323			
FFL	1ST FLOOR					1,188	1,188		127.89	151,937			
GAR	GARAGE					0	336		51.00	17,138			
HST	HALF STORY					494	988		63.95	63,179			
OPF	OPEN PORCH					0	30		12.79	384			
WDK	WOOD DECK					0	308		25.74	7,929			
Ttl Gross Liv / Lease Area						1,682	3,838			265,889			

