

State Use 101
Print Date 12-13-2022 9:41:08 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
ROSSO MELISSA A 23 SCHUYLER DR EAST LONGMEADOW MA 01028 GIS ID F_375655_2845096												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	103500		103,500												
												RES LAND		101	57100		57,100												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	5200		5,200												
				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										165,800		165,800									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
ROSSO MELISSA A PHILLIPS JEFFREY L, BENTON ASSOCIATES INC				18182		0315		02-10-2010		U		I		130,845		1E		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				08550		0104		09-03-1993		U		I		80,500		1E		2022	101	93,200	2021	101	89,300	2020	101	87,900			
				00000		0000				U				0					101	51,900		101	48,100		101	48,100			
																			101	5,200		101	5,200		101	5,200			
																		Total		150,300		Total		142,600		Total		141,200	
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												APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name						Tracing				Batch																	
0001								101				NF																	
NOTES																		Appraised BLDG. Value (Card) 103,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 5,200 Appraised Land Value (Bldg) 57,100 Special Land Value 0 Total Appraised Parcel Value 165,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 165,800											
SUB DIV #718, #783 2A- 247 SQ FT - BK																													
18182 PG 312 DATE 2/10/10																													
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	
201701873		06-26-2017		62		SOLAR		19,096		05-22-2018		100		05-22-2018		SOLAR ON FRONT		05-22-2018						400		15		PERMIT VISIT	
304		11-01-1994		MN		Manual Note		8,500								GARAGE		12-04-2015						317		2		MEASURED	
215		08-01-1992		MN		Manual Note		63,100								DWELLING		03-23-2004						317		3		MEAS+INSPCTD	
																		01-16-1995						107		15		PERMIT VISIT	
																		03-02-1993						131		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		RA				4,325	SF	19.72	1.000	4	LAND	0.67	NF	1.00		BENTON EST			0			1.000	13.21		57,100		
Total Card Land Units								0.10	AC	Parcel Total Land Area: 0.10								Total Land Value										57,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
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		127.64
Interior Floor 1	4	CARPET	RCN		207,005
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1992
Heat Type	3	FORCED H/W	Effective Year Built		2004
AC Type	01	NONE	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		17
Extra Fixtures	0		Functional Obsol		33
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		50
Extra Kitchens	0		RCNLD		103,500
Extra Kitchen St			Dep % Ovr		
FBM Sqft	174		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	0		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
03	GARAGE	OB	Outbuildi	L	308	28.18	1994	60	0.00	AV	A	1.00	5,200
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2003	50	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	696		28.30	19,695	
FFL	1ST FLOOR	696	696		141.69	98,614	
SFL	2ND FLOOR	626	626		141.69	88,696	
Ttl Gross Liv / Lease Area		1,322	2,018			207,005	

