

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																						
RUSTICO JOHN B + ELLEN C 59 MELROSE AV EAST LONGMEADOW MA 01028 GIS ID F_377379_2852797												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW															
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	281900		281,900																	
												RES LAND		101	100700		100,700																	
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1700		1,700																	
				SUPPLEMENTAL DATA																														
				Alt Prcl ID SP Permit Chapter Land OC Dates 11/3/2014 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																										
												Total		384,300		384,300																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																		
RUSTICO JOHN B + ELLEN C CARABETTA MICHAEL TURNER GEORGE E, HEIRS + DEVISEES O				20491		0457		11-07-2014		Q		I		308,000		00		Year		Code		Assessed		Year		Code		Assessed						
				18082		0389		11-19-2009		U		I		165,000		1V		2022		101		257,800		2021		101		247,400						
				00000		0000				U				0						101		91,500		2020		101		84,800						
																				101		1,700				101		500						
				Total		0.00										Total		351,000		Total		332,700		Total		322,700								
EXEMPTIONS						OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																		
Year		Code		Description		Amount		Code		Description		YEAR		Amount												Comm Int								
ASSESSING NEIGHBORHOOD																		APPRAISED VALUE SUMMARY																
Nbhd		Nbhd Name				Tracing		Batch		Appraised BLDG. Value (Card)										281,900														
0001						101		MA		Appraised Xf (B) Value (Bldg)										0														
NOTES FY2012 SUB 1071 LOT 4 BOOK PLANS 358-109																		Appraised Ob (B) Value (Bldg)										1,700						
																		Appraised Land Value (Bldg)										100,700						
																		Special Land Value										0						
																		Total Appraised Parcel Value										384,300						
																		Valuation Method										C						
																		Adjustment																
																		Net Total Appraised Parcel Value										384,300						
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						
202001961		06-24-2020		11		POOL		10,500		07-13-2021		100		07-13-2021		24' ABOVE GROUN		07-21-2021		01				334		15		PERMIT VISIT						
201302291		07-12-2013		2		DWELLING		137,000		05-12-2014		100		11-04-2014		OC 11/3/2014 1700		08-17-2015						400		16		FIELDREV CHG						
																		06-24-2015						400		16		FIELDREV CHG						
																		11-04-2014						400		25		OC VISIT						
																		05-12-2014						105		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				10,000	SF	10.07	1.000	5	LAND	1.00	MA	1.00			0			1.000	10.07	100,700										
Total Card Land Units																		0.23	AC	Parcel Total Land Area: 0.23				Total Land Value										100,700

Property Location 59 MELROSE AV
 Vision ID 6794 Account # 6914

Map ID 14A/ 93/ 370A/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 12-13-2022 12:40:48

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+	AVG. (+)	#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	112.38	
Interior Floor 1	3	HARDWOOD	RCN	296,738	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built	2013	
Heat Type	1	FORCED H/A	Effective Year Built	2016	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %	5	
Extra Fixtures	2		Functional Obsol		
Total Rooms	6		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	95	
Extra Kitchens			RCNLD	281,900	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	192		Dep Ovr Comment		
FBM Quality	3		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
02	SHED/FR			L	120	7.48	2014	60	0.00	AV	A	1.00	500
08	POOLA-O			L	24	69.00	2020	70	0.00	GD	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	756		28.44	21,501
FFL	1ST FLOOR	756	756		142.39	107,646
GAR	GARAGE	0	456		56.83	25,915
OPF	OPEN PORCH	0	198		14.38	2,848
SFL	2ND FLOOR	972	972		142.39	138,402
WDK	WOOD DECK	0	14		30.51	427
Ttl Gross Liv / Lease Area		1,728	3,152			296,738

