

State Use 101
Print Date 11/13/2023 10:52:01

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
ROSATI LOUISE P LE 12 MERELINE AVE EAST LONGMEADOW MA 01028 GIS ID F_376206_2854855												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		198800		198,800															
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101		83500		83,500															
												RESIDNTL.		101		2500		2,500															
				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		284,800		284,800															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
ROSATI LOUISE P LE ROSATI LOUISE P LIFE EST,ROSATI THOMA ROSATI LOUISE P LIFE EST,ROSATI THOMA ROSATI LOUISE P, 				18751 0368		04-06-2011		U		I		1		1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed	
				18751 0366		04-06-2011		U		I		1		1A		2023		101		182,000		2022		101		163,100		2021		101		156,100	
				18751 0364		04-06-2011		U		I		1		1A				101		76,000				101		69,000				101		63,900	
				02534 0083		03-28-1957		U		I		0						101		1,800				101		1,800				101		1,800	
																Total		259,800		Total		233,900		Total		221,800							
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														APPRaised VALUE SUMMARY															
																		Appraised BLDG. Value (Card)														198,800	
																		Appraised Xf (B) Value (Bldg)														0	
																		Appraised Ob (B) Value (Bldg)														2,500	
																		Appraised Land Value (Bldg)														83,500	
																		Special Land Value														0	
																		Total Appraised Parcel Value														284,800	
																		Valuation Method														C	
																		Adjustment															
																		Net Total Appraised Parcel Value														284,800	
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					
201902031		06-01-2019		12		REROOF		9,400		06-01-2020		100		06-01-2020				06-01-2020						400		15		PERMIT VISIT					
																		03-20-2018						333		2		MEASURED					
																		04-13-2004						311		3		MEAS+INSPCTD					
																		07-03-1990						131		3		MEAS+INSPCTD					
																		05-23-1980						500		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		RC				8,100	SF	13.57	0.760	3	LAND	1.00	MF	1.00			0			1.000	10.31	83,500									
Total Card Land Units								0.19	AC	Parcel Total Land Area: 0.19								Total Land Value										83,500					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			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	3	HARDWOOD	Adj Base Rate		123.46
Interior Floor 2			RCN		284,013
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1957
AC Type	01	NONE	Effective Year Built		1991
Bedrooms	3		Depreciation Code		GD
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		30
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		70
Extra Kitchen St			RCNLD		198,800
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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	12.00	1970	60	0.00	AV	A	1.00	600
19	PATIO			L	396	8.00	1970	60	0.00	AV	A	1.00	1,900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,371		27.00	37,022	
EFB	ENCL PORCH	0	44		67.56	2,973	
FFL	1ST FLOOR	1,587	1,587		135.12	214,428	
GAR	GARAGE	0	483		53.99	26,077	
OPF	OPEN PORCH	0	12		11.26	135	
WDK	WOOD DECK	0	124		27.24	3,378	
Ttl Gross Liv / Lease Area		1,587	3,621			284,013	

