

State Use 101
Print Date 11/13/2023 10:54:01

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
RINALDI RALPH A RINALDI ANN MARIE C 53 MERELINE AVE EAST LONGMEADOW MA 01028 GIS ID F_375618_2855050												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	181200		181,200												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	83900		83,900												
												RESIDENTL.		101	300		300												
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		265,400		265,400											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
RINALDI RALPH A				03253	0421	04-28-1967	U	I		0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed									
												2023	101	166,200	2022	101	147,400	2021	101	141,200									
													101	76,200		101	69,300		101	64,200									
													101	200		101	200		101	200									
Total		242,600		Total		216,900		Total		205,600																			
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		ASSESSING NEIGHBORHOOD						Appraised BLDG. Value (Card) 181,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 300 Appraised Land Value (Bldg) 83,900 Special Land Value 0 Total Appraised Parcel Value 265,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 265,400																	
Nbhd		Nbhd Name				Tracing		Batch																					
0001						101		MF																					
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	
B-23-648 293		09-18-2023 10-01-1994		12 MN		REROOF Manual Note		3,900 24,000				0				ADDITION		03-20-2018 05-06-2004 04-16-2004 04-13-2004 12-12-1995 01-11-1995 07-03-1990						333 317 250 311 107 107 131		2 14 22 2 15 15 3		MEASURED INSPECTED MAILER SENT MEASURED PERMIT VISIT PERMIT VISIT 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				9,000	SF	12.26	0.760	3	LAND	1.00	MF	1.00				0			1.000	9.32		83,900			
Total Card Land Units								0.21	AC	Parcel Total Land Area: 0.21								Total Land Value								83,900			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	2	
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	Percentage		100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2	4	SOLID WOOD	COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	118.49	
Interior Floor 2	2	SOFTWOOD	RCN	317,941	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1969	
AC Type	01	NONE	Effective Year Built	1978	
Bedrooms	3		Depreciation Code	AV	
Full Baths	2		Remodel Rating	03	
Half Baths	0		Year Remodeled	1994	
Extra Fixtures	1		Depreciation %	43	
Total Rooms	6		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	57	
Extra Kitchen St			RCNLD	181,200	
FBM Sqft	214		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		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	128	12.00	1975	30	0.00	PR	P	0.75	300

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	2,136		26.43	56,449
CNP	CANOPY	0	192		6.89	1,322
EPF	ENCL PORCH	0	336		66.10	22,210
FFL	1ST FLOOR	1,800	1,800		132.20	237,960
Ttl Gross Liv / Lease Area		1,800	4,464			317,941

