

Property Location

45 MERELINE AV

Map ID

2B/ 29/ A/ /

Bldg Name

State Use

101

Vision ID

2400

Account #

2442

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/13/2023 10:54:10

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
CARDWELL JOHN F CARDWELL DONNA C 45 MERELINE AVE		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	202700	202,700												
						RES LAND	101	86100	86,100												
						RESIDNTL.	101	5300	5,300												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA																			
EAST LONGMEADOW MA 01028		Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#																	
GIS ID F_375734_2855078						Total		294,100	294,100												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
CARDWELL JOHN F LEARY DONNA C + VERTERAMO PAUL LEARY DONNA C		09135	0464	05-09-1995	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		07603	0450	12-11-1990	U	I	2,000	1	2023	101	189,400	2022	101	172,900	2021	101	165,800				
		07491	0496	07-02-1990	U	I	1	1A		101	78,300		101	71,300		101	66,000				
		05640	0449	06-28-1984	U	I	56,500			101	3,500		101	3,500		101	3,500				
		Total						271,200		Total		247,700		Total		235,300					
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																					
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing		Batch															
0001				101		MF															
NOTES																					
SUB DIV #679																					
Appraised BLDG. Value (Card) 202,700 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 5,300 Appraised Land Value (Bldg) 86,100 Special Land Value 0 Total Appraised Parcel Value 294,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 294,100																					
BUILDING PERMIT RECORD																					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result							
B-23-493	07-12-2023	62	SOLAR	5,270		0		REMOVE & REINST	07-13-2021			334	15	PERMIT VISIT							
201903320	11-22-2019	9	ALTERATION	11,700	07-13-2020	0		FRONT PORCH 6 X	07-01-2020			334	15	PERMIT VISIT							
201803054	04-11-2018	62	SOLAR	20,460	06-10-2019	100	01-02-2019		06-10-2019			400	15	PERMIT VISIT							
201801244	04-11-2018	10	SHED	6,824	05-29-2019	100	05-29-2019	12X24 GARAGE ST	05-29-2019			333	15	PERMIT VISIT							
201700273	02-01-2017	91	INSULATION	1,158		0			03-20-2018			333	2	MEASURED							
117	05-29-1996	MN	Manual Note	750				SHED	06-23-2004			317	14	INSPECTED							
272	12-01-1990	MN	Manual Note	20,000				ADDN	04-13-2004			311	1	LEFT NOTICE							
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				15,375 SF	7.37	0.760	3	LAND	1.00	MF	1.00			0		1.000	5.6	86,100
Total Card Land Units							0.35	AC	Parcel Total Land Area: 0.35							Total Land Value					86,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor		
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	
Roof Cover	1	ASPHALT SH		100	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2				0	
Interior Floor 1	4	CARPET	COST / MARKET VALUATION		
Interior Floor 2	3	HARDWOOD	Adj Base Rate	114.04	
Heat Fuel	1	OIL	RCN	355,673	
Heat Type	3	FORCED H/W	Net Other Adj		
AC Type	01	NONE	Year Built	1972	
Bedrooms	4		Effective Year Built	1978	
Full Baths	2		Depreciation Code	AV	
Half Baths	0		Remodel Rating	03	
Extra Fixtures	0		Year Remodeled	1990	
Total Rooms	7		Depreciation %	43	
Bath Style	A	AVERAGE	Functional Obsol		
Half Bath Style			External Obsol		
Kitchens	1		Cost Trend Factor	1	
Kitchen Style	A	AVERAGE	Condition		
Extra Kitchens	0		% Complete		
Extra Kitchen St			Overall % Condition	57	
FBM Sqft	896		RCNLD	202,700	
FBM Quality	1		Dep % Ovr		
Fireplaces	2		Dep Ovr Comment		
WS Flues			Misc Imp Ovr		
Central Vac	0	NO	Misc Imp Ovr Comment		
Frame	1	WOOD	Cost to Cure Ovr		
			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
07	POOL A-C	OB	Outbuildi	L	24	69.00	1985	60	0.00	AV	A	1.00	1,000
02	SHED/FR			L	120	12.00	1996	70	0.00	GD	A	1.00	1,000
22	WOOD DK			L	80	15.00	1995	60	0.00	AV	A	1.00	700
01	SHED/MTL			L	100	10.00	1995	50	0.00	FR	F	0.90	500
SOL	Solar Panels	EX	Extra Fea	B		0.00	2018	57	1.00			0.00	0
02	SHED/FR			L	288	12.00	2018	60	0.00	AV	A	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,240		25.65	57,462	
FFL	1ST FLOOR	2,240	2,240		128.26	287,309	
WDK	WOOD DECK	0	424		25.71	10,902	
Ttl Gross Liv / Lease Area		2,240	4,904			355,673	

