

Property Location

26 RODERICK AV

Map ID

2B/ 46/ 533/ /

Bldg Name

State Use

101

Vision ID

2420

Account #

2462

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

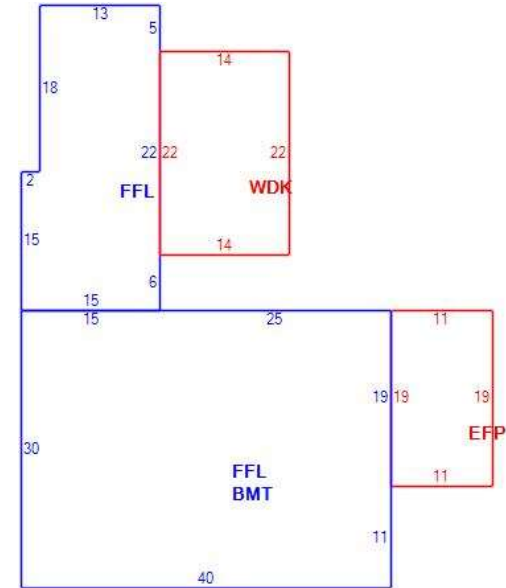
11/13/2023 10:57:23

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
SANTIAGO ANGEL F SANTIAGO JENNIFER 26 RODERICK AVE EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed														
						RESIDNTL.	101	174400	174,400														
						RES LAND	101	86100	86,100														
						RESIDNTL.	101	600	600														
		DRAINAGE		VIEW	COMMUNITY																		
		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#																	
GIS ID F_375562_2855287						Total				261,100	261,100												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
SANTIAGO ANGEL F FEDERAL NATIONAL MORTGAGE, LALOS,ANASTACIO CAPACCIO,FRANK CAPACCIO LUIGI + IMMACULATA,		18778	0485	05-20-2011	U	I	179,900	1S	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
		17669	0564	03-02-2009	U	I	187,888	1L	2023	101	160,900	2022	101	143,900	2021	101	138,400						
		14947	0250	04-15-2005	U	I	235,000	1		101	78,300		101	71,100		101	65,800						
		13239	0235	05-29-2003	U	I	150,000	1A		101	400		101	400		101	400						
		05857	0191	07-22-1985	U	I	91,000		Total		239,600	Total		215,400	Total		204,600						
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int					
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 174,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 600 Appraised Land Value (Bldg) 86,100 Special Land Value 0 Total Appraised Parcel Value 261,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 261,100														
Total																							
ASSESSING NEIGHBORHOOD																							
Nbhd		Nbhd Name		Tracing		Batch																	
0001				101		MF																	
NOTES																							
3/4 BATH IN BMT																							
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									
201602978	12-13-2016	62	SOLAR	28,275	03-16-2017	100	03-16-2017	24` ABVGRD PORCH WD STOVE	03-16-2017			317	15	PERMIT VISIT									
218	06-28-2005	11	POOL	4,000					06-10-2011				317	3	MEAS+INSPCTD								
265	01-01-1986	MN	Manual Note						11-10-2005				311	15	PERMIT VISIT								
225	01-01-1986	MN	Manual Note						04-29-2004				317	14	INSPECTED								
									04-08-2004				250	22	MAILER SENT								
									04-07-2004			316	2	MEASURED									
									05-06-1992			107	22	MAILER SENT									
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				15,060 SF	7.52	0.760	3	LAND	1.00	MF	1.00			0		1.000	5.72	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	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	8	BRICK VENR	Code	Description	
Exterior Wall 2	4	VINYL	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		124.16
Interior Floor 1	6	CERAMIC TL	RCN		306,033
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1955
Heat Type	3	FORCED H/W	Effective Year Built		1978
AC Type	03	FULL	Depreciation Code		AV
Bedrooms	3		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	3		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		57
Extra Kitchens	0		RCNLD		174,400
Extra Kitchen St			Dep % Ovr		
FBM Sqft	600		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues	1		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
02	SHED/FR		L		80	12.00	2005	60	0.00	AV	A	1.00	600
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1975	57	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,200		29.63	35,551
EFB	ENCL PORCH	0	209		74.42	15,553
FFL	1ST FLOOR	1,659	1,659		148.13	245,745
WDK	WOOD DECK	0	308		29.82	9,184
Ttl Gross Liv / Lease Area		1,659	3,376			306,033



2006 7 12