

State Use 101
Print Date 11/13/2023 10:58:28

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
RASCHILLA AMY F 12 RODERICK AVE EAST LONGMEADOW MA 01028 GIS ID F_375838_2855248 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	105600		105,600												
												RES LAND		101	85300		85,300												
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	5200		5,200												
				SUPPLEMENTAL DATA																									
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																									
Total																													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
RASCHILLA AMY F RASCHILLA CHRISTOPHER A, CAVANAUGH,DONALD J III & SULLIVAN LINWOOD D +, SULLIVAN LINWOOD D + VELM				18991	0354	11-10-2011	U	I	1		1	Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
				13302	0349	06-19-2003	U	I	139,900			2023	101	96,500	2022	101	84,200	2021	101	80,600									
				10419	0155	08-25-1998	U	I	99,900				101	77,600		101	70,500		101	65,300									
				09676	0600	11-06-1996	U	I	1		1A		101	4,500		101	4,500		101	4,500									
				08381	0390	04-09-1993	U	I	1		1A	Total	178,600		Total	159,200		Total	150,400										
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				Appraised BLDG. Value (Card) 105,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 5,200 Appraised Land Value (Bldg) 85,300 Special Land Value 0 Total Appraised Parcel Value 196,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 196,100															
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-23-395		05-25-2023		12		REROOF		18,850				0						03-12-2018						333		2		MEASURED	
																		07-20-2006						311		3		MEAS+INSPCTD	
																		07-19-2006						250		6		INFO BY PHON	
																		04-08-2004						250		22		MAILER SENT	
																		04-07-2004						316		2		MEASURED	
																		05-14-1992						131		14		INSPECTED	
																		06-29-1990						131		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				12,870	SF	8.72	0.760	3	LAND	1.00	MF	1.00				0		1.000	6.63		85,300				
Total Card Land Units								0.30	AC	Parcel Total Land Area: 0.30								Total Land Value								85,300			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	2	CONC BLOCK	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	2	PLASTER	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		113.58
Interior Floor 1	4	CARPET	RCN		185,302
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	1	OIL	Year Built		1925
Heat Type	5	STEAM	Effective Year Built		1978
AC Type	01	NONE	Depreciation Code		AV
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		43
Extra Fixtures	0		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		105,600
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			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
03	GARAGE	OB	Outbuildi	L	308	32.00	1940	50	0.00	FR	F	0.90	4,400
19	PATIO			L	104	8.00	1970	30	0.00	PR	F	0.90	200
19	PATIO			L	169	8.00	1970	50	0.00	FR	F	0.90	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	624		24.83	15,493	
EFB	ENCL PORCH	0	216		61.97	13,386	
FFL	1ST FLOOR	638	638		123.95	79,079	
SFL	2ND FLOOR	624	624		123.95	77,343	
Ttl Gross Liv / Lease Area		1,262	2,102			185,302	

