

Property Location

118 PATTERSON AV

Map ID

3B/ 80/ 384/ /

Bldg Name

State Use

101

Vision ID

3341

Account #

3395

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 1:29:18 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
RUSSO KRISTEN JADE 118 PATTERSON AV EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	215300	215,300												
						RES LAND	101	111800	111,800												
		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_376674_2852922						Total		327,100	327,100												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
RUSSO KRISTEN JADE GHUMAN SHAHID ROSATI MARIE V		23876	0172	05-11-2021	Q	I	310,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		23419	0123	09-15-2020	U	I	163,500	1L	2023	101	197,300	2022	101	177,700	2021	101	103,800				
		02207	0397	11-04-1952	U	I	0			101	101,600		101	92,400		101	85,600				
								Total	298,900	Total	270,100	Total	189,600								
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									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 215,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 111,800 Special Land Value 0 Total Appraised Parcel Value 327,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 327,100												
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing		Batch															
0001				101		MA															
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							
202102964	10-06-2021	91	INSULATION	3,874		0			07-20-2021			400	3	MEAS+INSPCTD							
202100650	02-26-2021	9	ALTERATION	24,500	07-20-2021	100	07-20-2021	KITCHEN CABINET	07-13-2021			334	15	PERMIT VISIT							
									03-19-2018			333	3	MEAS+INSPCTD							
									07-13-2006			311	3	MEAS+INSPCTD							
									06-21-2006			250	22	MAILER SENT							
									09-07-1990			131	2	MEASURED							
									06-13-1980			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				12,000 SF	9.32	1.000	5	LAND	1.00	MA	1.00			0		1.000	9.32	111,800
Total Card Land Units							0.28	AC	Parcel Total Land Area:				0.28	Total Land Value							111,800

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+	AVG. (+)	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		130.35
Interior Floor 1	15	LAMINATE	RCN		279,624
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1955
Heat Type	3	FORCED H/W	Effective Year Built		1998
AC Type	01	NONE	Depreciation Code		GV
Bedrooms	3		Remodel Rating		03
Full Baths	1		Year Remodeled		2020
Half Baths	0		Depreciation %		23
Extra Fixtures	1		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		77
Extra Kitchens	0		RCNLD		215,300
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,092		31.24	34,112	
FFL	1ST FLOOR	1,356	1,356		156.48	212,183	
GAR	GARAGE	0	528		62.53	33,017	
OPF	OPEN PORCH	0	16		19.56	313	
Ttl Gross Liv / Lease Area		1,356	2,992			279,624	

