

State Use 101
Print Date 11/14/2023 10:12:58

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																		
RIZZO VINCENT ROBERT 24 FRASER DR EAST LONGMEADOW MA 01028 GIS ID F_391483_2846242												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW											
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDENTL.		101	240400		240,400													
												RES LAND		101	141400		141,400													
				DRAINAGE				VIEW		COMMUNITY		RESIDENTL.		101	3000		3,000													
				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#																										
														Total		384,800		384,800												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)														
RIZZO VINCENT ROBERT GRENIER GILLES A + DENISE T GRENIER GILLES A FRANCESCHELLI ELIZABETH L				22745 0054		07-08-2019		Q		I		335,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
				21105 0519		03-22-2016		U		I		100		1A		2023	101	220,700	2022	101	198,200	2021	101	190,100						
				20944 0585		11-06-2015		Q		I		208,000		00											101	128,600	101	115,800	101	107,100
				02618 0412		07-15-1958		U		I		0																		
Total																														
														Total		351,200		Total		315,900		Total		299,100						
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 VALUE SUMMARY Appraised BLDG. Value (Card) 240,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 3,000 Appraised Land Value (Bldg) 141,400 Special Land Value 0 Total Appraised Parcel Value 384,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 384,800																
Nbhd		Nbhd Name				Tracing				Batch																				
0001						101				MG																				
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											
202001880	06-15-2020	62	SOLAR		25,000		06-29-2021	100						06-29-2021			400	15	PERMIT VISIT											
201702670	10-12-2017	10	SHED		5,995		02-28-2018	100	02-28-2018		12X20			02-28-2018			333	15	PERMIT VISIT											
201702437	09-14-2017	91	INSULATION		1,400			0						05-04-2017			317	14	INSPECTED											
201602147	07-15-2016	7	REMODEL		32,000		05-04-2017	100	05-04-2017		KITCHEN & BATH			05-06-2016			317	3	MEAS+INSPCTD											
195	07-01-1987	MN	Manual Note		250						SHED			03-23-2006			311	3	MEAS+INSPCTD											
														12-16-1999			247	3	MEAS+INSPCTD											
														03-19-1992			170	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	RA				25,018	SF	4.71	1.200	7	LAND	1.00	MG	1.00				0		1.000	5.65	141,400							
Total Card Land Units																0.57	AC	Parcel Total Land Area: 0.57								Total Land Value				141,400

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)							
Element		Cd	Description			Element		Cd	Description				
Style	05		CAPE			Basement Floor	12	CONCRETE					
Model	01		RESIDENTIAL			Bsmt Garage							
Grade	C		AVERAGE			#Heat Sys	1.00						
Stories	1.75		1 3/4 STORIES			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	1		GABLE							0			
Roof Cover	1		ASPHALT SH							0			
Interior Wall 1	2		PLASTER			COST / MARKET VALUATION							
Interior Wall 2						Adj Base Rate				123.91			
Interior Floor 1	3		HARDWOOD			RCN				289,673			
Interior Floor 2	4		CARPET			Net Other Adj							
Heat Fuel	1		OIL			Year Built				1958			
Heat Type	3		FORCED H/W			Effective Year Built				2004			
AC Type	03		FULL			Depreciation Code				VG			
Bedrooms	3					Remodel Rating				03			
Full Baths	2					Year Remodeled				2016			
Half Baths	0					Depreciation %				17			
Extra Fixtures	0					Functional Obsol							
Total Rooms	7					External Obsol							
Bath Style	G		GOOD			Cost Trend Factor				1			
Half Bath Style						Condition							
Kitchens	1					% Complete							
Kitchen Style	G		GOOD			Overall % Condition				83			
Extra Kitchens	0					RCNLD				240,400			
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
02	SHED/FR			L	160	12.00	1987	50	0.00	FR	A	1.00	1,000
02	SHED/FR			L	240	12.00	2018	70	0.00	GD	A	1.00	2,000
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2021	83	1.00	AV	A	0.00	0
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost		Undeprec Value		
BMT	BASEMENT					0	988		27.92		27,588		
FFL	1ST FLOOR					1,188	1,188		139.33		165,527		
GAR	GARAGE					0	336		55.57		18,671		
HST	HALF STORY					494	988		69.67		68,830		
OPF	OPEN PORCH					0	30		13.93		418		
WDK	WOOD DECK					0	308		28.05		8,639		
Ttl Gross Liv / Lease Area						1,682	3,838				289,673		

