

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
RUSTICO JOHN B + ELLEN C 59 MELROSE AV EAST LONGMEADOW MA 01028 GIS ID F_377379_2852797												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	303300		303,300									
												RES LAND		101	110800		110,800									
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2100		2,100									
				SUPPLEMENTAL DATA																						
				Alt Prcl ID SP Permit Chapter Land OC Dates 11/3/2014 In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																		
Total												Total		416,200		416,200										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
RUSTICO JOHN B + ELLEN C CARABETTA MICHAEL TURNER GEORGE E, HEIRS + DEVISEES O				20491 18082 00000		0457 0389 0000		11-07-2014 11-19-2009		Q U U		I I U		308,000 165,000 0		00 1V		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
																		2023	101	281,900	2022	101	257,800	2021	101	247,400
																			101	100,700		101	91,500		101	84,800
																			101	1,700		101	1,700		101	500
														Total		384,300		Total		351,000		Total		332,700		
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 VALUE SUMMARY												
0001						101				MA																
NOTES																										
FY2012 SUB 1071 LOT 4 BOOK PLANS 358-109														Appraised BLDG. Value (Card) Appraised Xf (B) Value (Bldg) Appraised Ob (B) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method Adjustment Net Total Appraised Parcel Value										303,300 0 2,100 110,800 0 416,200 C 416,200		
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		
202001961		06-24-2020		11	POOL		10,500		07-13-2021		100		07-13-2021		24' ABOVE GROUND		07-21-2021		01			334	15	PERMIT VISIT		
201302291		07-12-2013		2	DWELLING		137,000		05-12-2014		100		11-04-2014		OC 11/3/2014 1700		08-17-2015					400	16	FIELDREV CHG		
																	06-24-2015					400	16	FIELDREV CHG		
																	11-04-2014					400	25	OC VISIT		
																	05-12-2014					105	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				10,000	SF	11.08	1.000	5	LAND	1.00	MA	1.00				0			1.000	11.08	110,800	
Total Card Land Units								0.23	AC	Parcel Total Land Area:				0.23	Total Land Value										110,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage	0	
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	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	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	123.81	
Interior Floor 1	3	HARDWOOD	RCN	322,702	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built	2013	
Heat Type	1	FORCED H/A	Effective Year Built	2015	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %	6	
Extra Fixtures	2		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor	1	
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	94	
Extra Kitchens	0		RCNLD	303,300	
Extra Kitchen St	N	NONE	Dep % Ovr		
FBM Sqft	192		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues	0		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	120	12.00	2014	60	0.00	AV	A	1.00	900
08	POOLA-O			L	24	69.00	2020	70	0.00	GD	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	756		30.93	23,382
FFL	1ST FLOOR	756	756		154.85	117,065
GAR	GARAGE	0	456		61.80	28,182
OPF	OPEN PORCH	0	198		15.64	3,097
SFL	2ND FLOOR	972	972		154.85	150,512
WDK	WOOD DECK	0	14		33.18	465
Ttl Gross Liv / Lease Area		1,728	3,152			322,702

