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 11/21/2024 11:29:02 A

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
RUSSO KRISTEN JADE				
	TOPO WET	EASEMENT	TRAFFIC	CORNER
118 PATTERSON AV				
	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

GIS ID F_376674_2852922

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	233400	233,400
RES LAND	101	111800	111,800
	Total	345,200	345,200

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
RUSSO KRISTEN JADE	23876	0172	05-11-2021	Q	I	310,000	00
GHUMAN SHAHID	23419	0123	09-15-2020	U	I	163,500	1L
ROSATI MARIE V	02207	0397	11-04-1952	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	101	215,300	2023	101	197,300	2022	101	177,700
	101	111,800		101	101,600		101	92,400
	Total	327,100		Total	298,900		Total	270,100

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MA

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	233,400
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	345,200
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	345,200

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
202102964	10-06-2021	91	INSULATION	3,874		0		
202100650	02-26-2021	9	ALTERATION	24,500	07-20-2021	100	07-20-2021	KITCHEN CABINET

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
07-20-2021			400	3	MEAS+INSPCTD
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

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	19	RANCH
Model	01	RESIDENTIAL
Grade	C+	AVG. (+)
Stories	1.00	1 STORY
Foundation	2	CONC BLOCK
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	2	HIP
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	15	LAMINATE
Interior Floor 2		
Heat Fuel	1	OIL
Heat Type	3	FORCED H/W
AC Type	01	NONE
Bedrooms	3	
Full Baths	1	
Half Baths	0	
Extra Fixtures	1	
Total Rooms	6	
Bath Style	G	GOOD
Half Bath Style		
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft		
FBM Quality		
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues		

CONSTRUCTION DETAIL (CONTINUED)

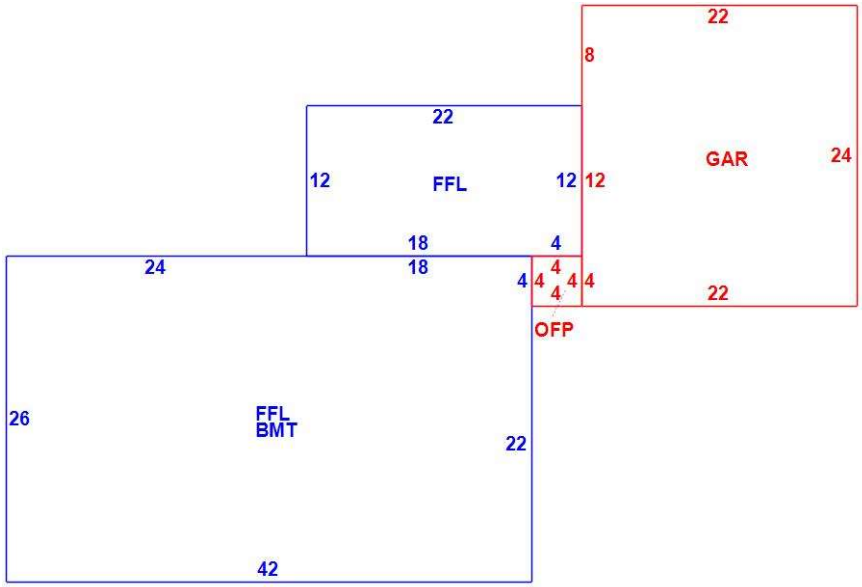
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage		
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	142.38
RCN	303,056
Net Other Adj	
Year Built	1955
Effective Year Built	1998
Depreciation Code	GV
Remodel Rating	03
Year Remodeled	2020
Depreciation %	23
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	77
RCNLD	233,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



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		33.86	36,970
FFL	1ST FLOOR	1,356	1,356		169.59	229,963
GAR	GARAGE	0	528		67.77	35,783
OFP	OPEN PORCH	0	16		21.20	339
	Ttl Gross Liv / Lease Area	1,356	2,992			303,056