

State Use 101
Print Date 11/22/2024 12:57:00

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		RESIDNTL.		101		260200		260,200																		
												RES LAND		101		141400		141,400																		
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		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		404,600		404,600																		
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		2024		101		240,400		2023		101		220,700		2022		101		198,200		
				20944		0585		11-06-2015		Q		I		208,000		00				101		141,400				101		128,600				101		115,800		
				02618		0412		07-15-1958		U		I		0						101		3,000				101		1,900				101		1,900		
				Total														Total		384,800		Total		351,200		Total		315,900								
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																								
0001								101				MG																								
NOTES																																				
																		Appraised BLDG. Value (Card)										260,200								
																		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										404,600								
																		Valuation Method										C								
																		Adjustment																		
																		Net Total Appraised Parcel Value										404,600								
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				12X20		06-29-2021						400		15		PERMIT VISIT								
201702670		10-12-2017		10		SHED		5,995		02-28-2018		100		02-28-2018				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	Central Vac	0	NO	
Model	01	RESIDENTIAL	Basement Floor	12	CONCRETE	
Grade	C	AVERAGE	Bsmt Garage			
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		135.35	
Interior Floor 1	3	HARDWOOD	RCN		313,457	
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		260,200	
Extra Kitchen St			Dep % Ovr			
FBM Sqft			Dep Ovr Comment			
FBM Quality			Misc Imp Ovr			
FIN ATC Sqft			Misc Imp Ovr Comment			
FIN ATC Quality			Cost to Cure Ovr			
Fireplaces	1		Cost to Cure Ovr Comment			
WS Flues						

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		30.22	29,853
FFL	1ST FLOOR	1,188	1,188		150.77	179,118
GAR	GARAGE	0	336		60.13	20,204
HST	HALF STORY	494	988		75.39	74,482
OPF	OPEN PORCH	0	30		15.08	452
WDK	WOOD DECK	0	308		30.35	9,348
Ttl Gross Liv / Lease Area		1,682	3,838			313,457

