

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
ROSSO MELISSA A 23 SCHUYLER DR EAST LONGMEADOW MA 01028 GIS ID F_375655_2845096 Mailed												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	120000		120,000											
												RES LAND		101	62800		62,800											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	5900		5,900											
				SUPPLEMENTAL DATA								Total		188,700		188,700												
Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)												
ROSSO MELISSA A PHILLIPS JEFFREY L, BENTON ASSOCIATES INC				18182 08550 00000		0315 0104 0000		02-10-2010 09-03-1993		U U U		I I U		130,845 80,500 0		1E 1E		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
																		2024		101	110,700	2023	101	103,500	2022	101	93,200	
																				101		62,800		101	57,100		101	51,900
																				101		5,900		101	5,200		101	5,200
																Total		179,400		Total		165,800		Total		150,300		
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int												

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)															
Element		Cd	Description			Element		Cd	Description												
Style	06		COLONIAL			Central Vac	0	NO													
Model	01		RESIDENTIAL			Basement Floor	12	CONCRETE													
Grade	C		AVERAGE			Bsmt Garage															
Stories	2.00		2 STORY			Units	1														
Foundation	1		CONCRETE			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	1		DRYWALL			COST / MARKET VALUATION															
Interior Wall 2						Adj Base Rate					153.60										
Interior Floor 1	4		CARPET			RCN					244,933										
Interior Floor 2						Net Other Adj															
Heat Fuel	2		GAS			Year Built					1992										
Heat Type	3		FORCED H/W			Effective Year Built					2003										
AC Type	01		NONE			Depreciation Code					GD										
Bedrooms	3					Remodel Rating															
Full Baths	1					Year Remodeled															
Half Baths	1					Depreciation %					18										
Extra Fixtures	0					Functional Obsol					33										
Total Rooms	6					External Obsol															
Bath Style	A		AVERAGE			Cost Trend Factor					1										
Half Bath Style	A		AVERAGE			Condition															
Kitchens	1					% Complete															
Kitchen Style	A		AVERAGE			Overall % Condition					49										
Extra Kitchens	0					RCNLD					120,000										
Extra Kitchen St						Dep % Ovr															
FBM Sqft	174					Dep Ovr Comment															
FBM Quality	1					Misc Imp Ovr															
FIN ATC Sqft						Misc Imp Ovr Comment															
FIN ATC Quality						Cost to Cure Ovr															
Fireplaces	0					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								
03	GARAGE	OB	Outbuildi	L	308	32.00	1994	60	0.00	AV	A	1.00	5,900								
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	2003	49	1.00			0.00	0								
BUILDING SUB-AREA SUMMARY SECTION																					
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value											
BMT	BASEMENT					0	696		33.48	23,303											
FFL	1ST FLOOR					696	696		167.65	116,683											
SFL	2ND FLOOR					626	626		167.65	104,947											
Ttl Gross Liv / Lease Area						1,322	2,018			244,933											

SFL
(626 sf)

29

24

FFL
BMT

29



2007 10 15