Property Location 53 MERELINE AV | Map ID 2B/ 28/ 472/ / | Bldg Name | State Use 101
Vision ID 2399 | Account # 2441 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/19/2025 1:05:36 P

CURRENT OWNER

RINALDI RALPH A
RINALDI ANN MARIE C
53 MERELINE AVE

EAST LONGMEADOW MA 01028

GIS ID F_375618_2855050

TOPO TYPE	UTILITY	STREET	LOCATION

TOPO WET	EASEMENT	TRAFFIC	CORNER

DRAINAGE		VIEW	COMMUNITY

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	239000	239,000
RES LAND	101	83900	83,900
RESIDNTL.	101	300	300
Total		323,200	323,200

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
RINALDI RALPH A	03253	0421	04-28-1967	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2025	101	216,900	2024	101	181,200	2023	101	166,200
	101	83,900		101	83,900		101	76,200
	101	300		101	300		101	200
	Total	301,100		Total	265,400		Total	242,600

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

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	239,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	300
Appraised Land Value (Bldg)	83,900
Special Land Value	0
Total Appraised Parcel Value	323,200
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	323,200

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MF

NOTES

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
B-23-648	09-18-2023	12	REROOF	3,900	05-28-2024	100		
293	10-01-1994	MN	Manual Note	24,000				ADDITION

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
03-21-2024			334	2	MEASURED
03-20-2018			333	2	MEASURED
05-06-2004			317	14	INSPECTED
04-16-2004			250	22	MAILER SENT
04-13-2004			311	2	MEASURED
12-12-1995			107	15	PERMIT VISIT
01-11-1995			107	15	PERMIT VISIT

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				9,000	SF	12.26	0.760	3	LAND	1.00	MF	1.00			0			1.000	9.32	83,900
						Total Card Land Units	0.21	AC	Parcel Total Land Area:	0.21												Total Land Value	83,900

Property Location	53 MERELINE AV		Map ID	2B/ 28/ 472/ /		Bldg Name	State Use 101
Vision ID 2399		Account # 2441		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 11/19/2025 1:05:36 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style	19	RANCH
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.00	1 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2	4	SOLID WOOD
Interior Floor 1	4	CARPET
Interior Floor 2	2	SOFTWOOD
Heat Fuel	1	OIL
Heat Type	3	FORCED H/W
AC Type	01	NONE
Bedrooms	3	
Full Baths	2	
Half Baths	0	
Extra Fixtures	1	
Total Rooms	6	
Bath Style	A	AVERAGE
Half Bath Style	N	NONE
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St	N	NONE
FBM Sqft	214	
FBM Quality	1	
FIN ATC Sqft		
FIN ATC Quality		
Fireplaces	1	
WS Flues	1	

CONSTRUCTION DETAIL (CONTINUED)

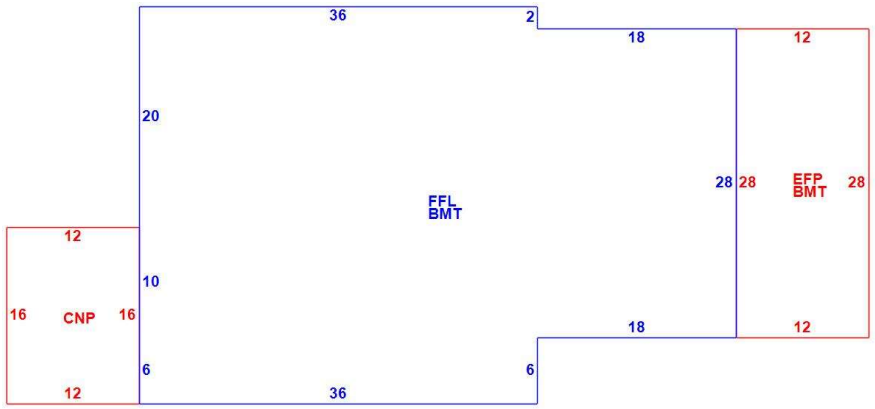
Element	Cd	Description
Central Vac	0	NO
Basement Floor	12	CONCRETE
Bsmt Garage	2	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	144.02
RCN	379,341
Net Other Adj	
Year Built	1969
Effective Year Built	1988
Depreciation Code	AG
Remodel Rating	03
Year Remodeled	1994
Depreciation %	37
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	63
RCNLD	239,000
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
02	SHED/FR			L	128	12.00	1975	30	0.00	PR	P	0.75	300

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	2,136		31.53	67,351
CNP	CANOPY	0	192		8.22	1,577
EFP	ENCL PORCH	0	336		78.87	26,499
FFL	1ST FLOOR	1,800	1,800		157.73	283,914
	Ttl Gross Liv / Lease Area	1,800	4,464			379,341