

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
RUSCIO PAUL D RUSCIO MARY A 131 PATTERSON AVE EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	165000		165,000												
												RES LAND		101	110800		110,800												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	7300		7,300												
				SUPPLEMENTAL DATA																									
				Alt Prcl ID SP Permit HO:HO Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																					
GIS ID F_376787_2853187												Total		283,100		283,100													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
RUSCIO PAUL D				05007	0044	10-06-1980	U	I	0		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed										
											2025	101	135,000	2024	101	124,500	2023	101	114,100										
												101	110,800		101	110,800		101	100,700										
												101	3,400		101	3,400		101	2,300										
Total		249,200		Total		238,700		Total		217,100																			
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												APPRaised VALUE SUMMARY																	
Nbhd		Nbhd Name			Tracing			Batch		Appraised BLDG. Value (Card)										165,000									
0001					101			MA		Appraised Xf (B) Value (Bldg)										0									
NOTES												Appraised Ob (B) Value (Bldg)										7,300							
												Appraised Land Value (Bldg)										110,800							
												Special Land Value										0							
												Total Appraised Parcel Value										283,100							
												Valuation Method										C							
												Adjustment																	
												Net Total Appraised Parcel Value										283,100							
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	
242		09-14-1995		MN		Manual Note		3,000								SIDING		04-02-2025						334		3		MEAS+INSPCTD	
																		05-14-2018						333		3		MEAS+INSPCTD	
																		06-24-2004						317		16		FIELDREV CHG	
																		06-04-2004						319		14		INSPECTED	
																		04-06-2004						250		22		MAILER SENT	
																		04-01-2004						317		2		MEASURED	
																		01-13-1998						200		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				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	15	OLD STYLE	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	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2	1	DRYWALL	COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate		125.74
Interior Floor 2	3	HARDWOOD	RCN		289,416
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	5	STEAM	Year Built		1930
AC Type	01	NONE	Effective Year Built		1982
Bedrooms	3		Depreciation Code		AV
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		43
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		57
Extra Kitchen St			RCNLD		165,000
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues	1		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	96	12.00	1988	50	0.00	FR	F	0.90	500
19	PATIO			L	398	8.00	1989	60	0.00	AV	A	1.00	1,900
22	WOOD DK			L	128	15.00	1989	50	0.00	FR	A	1.00	1,000
66	CANOPY			L	144	45.00	2022	60	0.00	AV	A	1.00	3,900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	920		27.79	25,565	
FFL	1ST FLOOR	1,113	1,113		138.94	154,642	
PAT	PATIO	0	416		7.01	2,918	
SFL	2ND FLOOR	192	192		138.94	26,677	
TQS	3/4 STORY	546	728		104.21	75,862	
WDK	WOOD DECK	0	136		27.58	3,751	
Ttl Gross Liv / Lease Area		1,851	3,505			289,416	

