

State Use 101
Print Date 11/22/2025 9:53:57 A

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
ROSSO MELISSA A 23 SCHUYLER DR EAST LONGMEADOW MA 01028 GIS ID F_375655_2845096												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																		
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	128500		128,500																				
												RES LAND		101	62800		62,800																				
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	5900		5,900																				
				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		197,200		197,200																					
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																		
											2025	101	120,000	2024	101	110,700	2023	101	103,500																		
												101	62,800		101	62,800		101	57,100																		
												101	5,900		101	5,900		101	5,200																		
											Total			188,700		Total		179,400		Total		165,800															
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				APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 128,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 5,900 Appraised Land Value (Bldg) 62,800 Special Land Value 0 Total Appraised Parcel Value 197,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 197,200																							
0001						101				NF																											
NOTES																																					
																		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	
																		201701873	06-26-2017	62	SOLAR		19,096		05-22-2018	100	05-22-2018	SOLAR ON FRONT			05-22-2018			400	15	PERMIT VISIT	
																		304	11-01-1994	MN	Manual Note		8,500					GARAGE			12-04-2015					317	2
215	08-01-1992	MN	Manual Note		63,100		DWELLING			03-23-2004	317	3	MEAS+INSPCTD																								
										01-16-1995	107	15	PERMIT VISIT																								
													03-02-1993	131	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	RA				4,325 SF		21.69	1.000	4	LAND	0.67	NF	1.00	BENTON EST		0			1.000	14.53	62,800														
Total Card Land Units							0.10 AC		Parcel Total Land Area: 0.10							Total Land Value										62,800											

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	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	165.50	
Interior Floor 2			RCN	262,319	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1992	
AC Type	01	NONE	Effective Year Built	2007	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	18	
Total Rooms	6		Functional Obsol	33	
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	49	
Extra Kitchen St			RCNLD	128,500	
FBM Sqft	174		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	0		Cost to Cure Ovr		
WS Flues			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
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		35.86	24,957	
FFL	1ST FLOOR	696	696		179.55	124,965	
SFL	2ND FLOOR	626	626		179.55	112,397	
Ttl Gross Liv / Lease Area		1,322	2,018			262,319	

