

Property Location: 77 MELWOOD AV

MAP ID:16/ 33/ 36/ /

Bldg Name:

State Use:101

Vision ID: 758

Account #780

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/26/2014 09:51

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION																			
KOTOMSKI MICHAEL A KOTOMSKI FRANCESCA J 77 MELWOOD AVE EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value													
											RESIDENTL.		101						126,200		126,200													
											RES LAND		101						79,700		79,700													
											RESIDENTL.		101		1,700		1,700																	
SUPPLEMENTAL DATA																																		
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_377757_2850063							Received Prior ID Owner Occ Y Final Area 1961 Current Ac. .34444 ASSOC PID#																											
Total											207,600							207,600																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																					
KOTOMSKI MICHAEL A BOUTIN,CAROL J BARTELS,RODNEY L MAZZA JAMES J +, BOYD WILLIAM J +				17431/ 202 14913/ 196 12518/ 176 07842/ 0416 03246/ 0373		08/12/2008 03/14/2005 08/23/2002 10/30/1991 03/17/1967		U	I	202,000 224,100 207,000 155,000 0		O	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value											
													2014	B	124,200		2013	B	123,400		2012	B	136,500											
													2014	L	82,300		2013	L	82,300		2012	L	85,900											
													2014	O	2,000		2013	O	2,000		2012	O	2,000											
													Total:			208,500			Total:			207,700			Total:			224,400						
EXEMPTIONS					OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor																			
Year	Type	Description			Amount		Code	Description			Number	Amount		Comm. Int.																				
Total:																																		
ASSESSING NEIGHBORHOOD																																		
NBHD/ SUB			NBHD Name			Street Index Name			Tracing			Batch																						
0001/A									101			MA																						
NOTES																																		
WB 2012 NEW ROOF AND BAY WINDOW																																		
															Appraised Bldg. Value (Card)										126,200									
															Appraised XF (B) Value (Bldg)										0									
															Appraised OB (L) Value (Bldg)										1,700									
															Appraised Land Value (Bldg)										79,700									
															Special Land Value										0									
															Total Appraised Parcel Value										207,600									
															Valuation Method:										C									
															Adjustment:										0									
															Net Total Appraised Parcel Value										207,600									
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						
90		04/25/2011		12		REROOF		8,700				0						03/02/2012						317		15		PERMIT VISIT						
341		11/03/2008		9		ALTERATION		1,200				0				SUPPORT BEAMS & C.A		09/09/2009						317		15		PERMIT VISIT						
82		04/15/2005		11		POOL		6,000				0				24' ABV GRD		01/09/2009						317		15		PERMIT VISIT						
																		12/12/2005						311		15		PERMIT VISIT						
																		04/21/2004						317		3		MEAS+INSPCTD						
LAND LINE VALUATION SECTION																																		
B #	Use Code	Use Description			Zone	D	Front	Depth	Units		Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj		Special Pricing				S Adj Fact	Adj. Unit Price		Land Value							
1	101	ONE FAM			RB				15,004	SF	5.31	1.0000	5	1.0000	1.00	MA	1.00							1.00	5.31		79,700							
Total Card Land Units:										0.34		AC	Parcel Total Land Area:					0.34 AC					Total Land Value:										79,700	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	05		CAPE	#Heat Sys	1		NO	
Model	01		RESIDENTIAL	Central Vac	0			
Grade	C		AVERAGE	FBM Sqft				
Stories	1.75		1 3/4 Stories	Int vs Ext	S			
Foundation	1		CONCRETE	MIXED USE				
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage	
Exterior Wall 2	1		WOOD SHING	101	ONE FAM		100	
Roof Structure	1		GABLE					
Roof Cover	1		ASPHALT SH					
Interior Wall 1	1		DRYWALL					
Interior Wall 2				COST/MARKET VALUATION				
Interior Floor 1	4		CARPET	Adj. Base Rate:				81.97
Interior Floor 2	3		HARDWOOD					
Heat Fuel	2		GAS					
Heat Type	3		FORCED H/W					
AC Type	01		NONE					
Bedrooms	4			Replace Cost				185,660
Full Baths	2			AYB				1967
Half Baths	0			EYB				1982
Extra Fixtures	1			Dep Code				AG
Total Rooms	7			Remodel Rating				
Bath Style	A		AVERAGE	Year Remodeled				
Kitchen Style	A		AVERAGE	Dep %				32
Kitchens	1			Functional Obslnc				
Extra Kitchens	0			External Obslnc				
Frame	1		WOOD	Cost Trend Factor				1
Basement Floor	12		Condition					
Bsmt Garage			% Complete					
Units	1		Overall % Cond				68	
WS Flues			Apprais Val				126,200	
FBM Quality			Dep % Ovr				0	
Fireplaces	1		Dep Ovr Comment					
			Misc Imp Ovr				0	
			Misc Imp Ovr Comment					
			Cost to Cure Ovr				0	
			Cost to Cure Ovr Comment					

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
02	SHED/FR			L	112	7.48	1989	A		AV	60	500
07	POOL A-C	OB	Outbuilding	L	24	69.00	2005	A		GD	70	1,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	

BMT	BASEMENT	0	988		16.43	16,230	
FFL	1ST FLOOR	1,220	1,220		81.97	100,002	
GAR	GARAGE	0	264		32.91	8,689	
TQS	3/4 STORY	741	988		61.48	60,739	

Ttl. Gross Liv/Lease Area:		1,961	3,460	2,265		185,660	
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