

Property Location: 51 MELWOOD AV
Vision ID: 762

Account #784

MAP ID:16/ 37/ 5/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/26/2014 09:52

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION														
RICHARDS GARY STEVEN RICHARDS DOUGLAS MARK 51 MELWOOD AVE EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value								
											RESIDENTL.		101						112,700		112,700								
											RES LAND		101						80,000		80,000								
											RESIDENTL.		101		400		400												
SUPPLEMENTAL DATA																													
			Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_377818_2849640				Received Prior ID Owner Occ Y Final Area 1526.5 Current Ac. .36961 ASSOC PID#																						
RECORD OF OWNERSHIP											BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)									
RICHARDS GARY STEVEN RICHARDS PATTY LE RICHARDS ,GARY STEVEN RICHARDS PATTY D			19313/ 267 08500/ 0474 04938/ 0299		06/22/2012 07/23/1993 05/07/1980		U	I	1	1A	1	A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value						
													2014	B	110,200		2013	B	113,300		2012	B	122,100						
													2014	L	82,700		2013	L	82,700		2012	L	86,300						
											Total:		192,900		Total:		196,000		Total:		208,700								
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																													
ONE BEDROOM AND ONE BATH UNFINISHED IN HST															Appraised Bldg. Value (Card) 112,700 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 400 Appraised Land Value (Bldg) 80,000 Special Land Value 0 Total Appraised Parcel Value 193,100 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 193,100														
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							
																04/06/2012 04/27/2004 04/01/2004 02/18/2004 04/30/1980				317 318 250 311 500	16 14 22 2 3	FIELDREV CHG INSPECTED MAILER SENT MEASURED 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				16,100	SF	4.97	1.0000	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc	1.00		4.97	80,000				
Total Card Land Units:										0.37	AC	Parcel Total Land Area:					0.37	AC	Total Land Value:										80,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		CAPE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft	494		
Stories	1.50		1 1/2 Stories	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2	8		BRICK VENR	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:			87.80
Interior Floor 2	3		HARDWOOD				
Heat Fuel	1		OIL				
Heat Type	1		FORCED H/A	Replace Cost			170,772
AC Type	01		NONE	AYB			1957
Bedrooms	3			EYB			1980
Full Baths	1			Dep Code			AG
Half Baths	1			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	7			Dep %			34
Bath Style	A		AVERAGE	Functional ObsInc			
Kitchen Style	A		AVERAGE	External ObsInc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12			Overall % Cond			66
Bsmt Garage				Apprais Val			112,700
Units	1			Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality	1			Misc Imp Ovr			0
Fireplaces	1			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	80	7.48	2013	A		AV	60	400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	988		17.60	17,384
FFL	1ST FLOOR	1,156	1,156		87.80	101,497
GAR	GARAGE	0	336		35.02	11,765
HST	HALF STORY	371	741		43.96	32,574
STG	STORAGE	0	30		35.12	1,054
UHS	UNFIN HALF STORY	0	247		26.30	6,497
Ttl. Gross Liv/Lease Area:		1,527	3,498	1,945		170,772

