

Property Location: 31 MELWOOD AV

Account #789

MAP ID:16/ 41/ 1/ /

Bldg Name:

State Use:101

Vision ID: 767

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/26/2014 09:53

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION												
DAVE SAMIR N DAVE SABEENA 31 MELWOOD AVE EAST LONGMEADOW, MA 01028 Additional Owners:						1 TYPCL						Description		Code						Appraised Value		Assessed Value						
												RESIDENTL.		101						133,300		133,300						
												RES LAND		101						81,000		81,000						
SUPPLEMENTAL DATA																												
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_377846_2849230						Received Prior ID Owner Occ Final Area 1937 Current Ac. .42355 ASSOC PID#						Total				214,300		214,300										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)															
DAVE SAMIR N CREIGHTON WILLIAM J +,				17952/ 59 02884/ 0432		08/18/2009 06/19/1962		U	I	223,000 0		V.C.	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value					
													2014	B	130,000		2013	B	128,800		2012	B	138,200					
													2014	L	83,500		2013	L	83,500		2012	L	87,100					
													Total:		213,500		Total:		212,300		Total:		225,300					
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)133,300 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)0 Appraised Land Value (Bldg)81,000 Special Land Value0 Total Appraised Parcel Value214,300 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value214,300																
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																												
HST SHOWER NOT FUNCTIONAL																												
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								
201102582 25		09/22/2011 02/01/2011		25 MN	WINDOWS Manual Note		3,114 1,938			0 0			7 REPLACEMENT NVC REPLACE ENTRY DOOR		03/02/2012 03/02/2012 02/10/2010 02/18/2004 07/01/1991			317 317 317 311 181	15 15 16 3 3	PERMIT VISIT PERMIT VISIT FIELDREV CHG MEAS+INSPCTD 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				18,450	SF	4.39	1.0000	5	1.0000	1.00	MA	1.00		Spec Use	Spec Calc	1.00	4.39	81,000					
Total Card Land Units:									0.42	AC	Parcel Total Land Area:									0.42	AC	Total Land Value:						81,000

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					
Grade	C		AVERAGE			FBM Sqft						
Stories	1.75		1 3/4 Stories			Int vs Ext	S					
Foundation	1					MIXED USE						
Exterior Wall 1	1		WOOD SHING			Code	Description			Percentage		
Exterior Wall 2						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	3		HARDWOOD			Adj. Base Rate:			81.78			
Interior Floor 2												
Heat Fuel	2		GAS			Replace Cost			182,619			
Heat Type	1		FORCED H/A			AYB			1956			
AC Type	01		None			EYB			1987			
Bedrooms	4					Dep Code			GD			
Full Baths	2					Remodel Rating						
Half Baths	0					Year Remodeled						
Extra Fixtures	0					Dep %			27			
Total Rooms	7					Functional Obslnc						
Bath Style	A		AVERAGE			External Obslnc						
Kitchen Style	A		AVERAGE			Cost Trend Factor			1			
Kitchens	1					Condition						
Extra Kitchens	0					% Complete						
Frame	1		WOOD			Overall % Cond			73			
Basement Floor	12					Apprais Val			133,300			
Bsmt Garage						Dep % Ovr			0			
Units	1					Dep Ovr Comment						
WS Flues						Misc Imp Ovr			0			
FBM Quality						Misc Imp Ovr Comment						
Fireplaces	1					Cost to Cure Ovr			0			
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
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description			Living Area		Gross Area		Eff. Area		Unit Cost		Undeprec. Value
BMT	BASEMENT			0		988				16.39		16,193
FFL	1ST FLOOR			1,196		1,196				81.78		97,811
GAR	GARAGE			0		240				32.71		7,851
PAT	PATIO			0		48				3.41		164
TQS	3/4 STORY			741		988				61.34		60,600
Ttl. Gross Liv/Lease Area:				1,937		3,460		2,233				182,619

						PAT		12				
						4		12		4		
						GAR		12				
								2				
TQS						38		FFL		13		
FFL												
BMT												
								1616		1616		20
26								13				
								2		12		
								10				
						38						

