

Property Location: 12 MELODY LN
Vision ID: 1360

Account #1395

MAP ID:24/ 141/ 6/ /
Bldg #: 1 of 1
Sec #: 1 of 1
Card 1 of 1

Bldg Name:
State Use:101
Print Date:11/25/2015 08:55

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION									
PHILBIN SEAN M 12 MELODY LN EAST LONGMEADOW, MA 01028 Additional Owners:						1 TYPCL						Description		Code						Appraised Value		Assessed Value			
												RESIDENTL. RES LAND		101 101						110,000 79,500		110,000 79,500			
SUPPLEMENTAL DATA																									
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_381449_2854251														Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#											
Total														189,500				189,500							

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
PHILBIN SEAN M PHILBIN DOROTHY F				09461/ 0050 03076/ 0354		04/25/1996 11/20/1964		U	I	1 0		A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
													2015	101	132,400		2014	B	134,900		2013	B	134,000	
													2015	101	79,500		2014	L	82,000		2013	L	82,000	
													Total:		211,900		Total:		216,900		Total:		216,000	

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												APPRAISED VALUE SUMMARY											
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch												
0001/A								101			MA												
NOTES																							
NC=RENO IN PROCESS TO EXTERIOR RECK 6/16 KIT/2FL BTH AND BDRMS												Appraised Bldg. Value (Card) Appraised XF (B) Value (Bldg) Appraised OB (L) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method: Adjustment: Net Total Appraised Parcel Value											
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			
															04/10/2015 12/12/2014 10/10/2014 11/22/2003 07/24/1980			317 317 317 274 500	15 14 2 3 3	PERMIT VISIT INSPECTED MEASURED 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		RC				14,166	SF	5.61	1.0000	5	1.0000	1.00	MA	1.00							1.00	5.61	79,500								
Total Card Land Units:										0.33	AC	Parcel Total Land Area:										0.33 AC	Total Land Value:										79,500

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	2.00		2 Story	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	3		GAMBREL				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			85.28
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost			180,365
AC Type	01		NONE	AYB			1964
Bedrooms	5			EYB			1975
Full Baths	2			Dep Code			AV
Half Baths	0			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	8			Dep %			39
Bath Style	A		AVERAGE	Functional Obslnc			
Kitchen Style	A		AVERAGE	External Obslnc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			NC
Frame	1		WOOD	% Complete			61
Basement Floor	12			Overall % Cond			61
Bsmt Garage				Apprais Val			110,000
Units	1			Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality				Misc Imp Ovr			0
Fireplaces	2			Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

BUILDING SUB-AREA SUMMARY SECTION																
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value										
BMT	BASEMENT	0	864		17.08	14,753										
FFL	1ST FLOOR	864	864		85.28	73,681										
GAR	GARAGE	0	576		34.05	19,614										
OPF	OPEN PORCH	0	48		8.88	426										
OSP	SCRN PORCH	0	144		13.03	1,876										
SFL	2ND FLOOR	821	821		85.28	70,014										
Ttl. Gross Liv/Lease Area:		1,685	3,317	2,115		180,365										

