Property Location: 12 MELODY LN **MAP ID:** 24/ 141/ 6/ / **Bldg Name:** **State Use:** 101

Vision ID: 1360 **Account #**1395 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/01/2016 11:35

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
PHILBIN SEAN M		1 TYPCL		
12 MELODY LN				
EAST LONGMEADOW, MA 01028				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Field 7
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	
GIS ID: F_381449_2854251	*ASSOC PID#*

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	111,200	111,200
RES LAND	101	81,900	81,900
		Total 193,100	193,100

1006
4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
PHILBIN SEAN M	09461/ 0050	04/25/1996	U	I	1	A
PHILBIN DOROTHY F	03076/ 0354	11/20/1964	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	101	110,000	2015	101	132,400	2014	B	134,900
2016	101	79,500	2015	101	79,500	2014	L	82,000
	Total:	189,500		*Total:*	211,900		*Total:*	216,900

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	111,200
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	81,900
Special Land Value	0
Total Appraised Parcel Value	193,100
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	193,100

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			101	MA

NOTES

NC=RENO IN PROCESS TO EXTERIOR
NO VISUAL CHANGE 4/2016
RECK 6/17 KIT/2FL BTH AND BDRMS

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
04/22/2016			317	15	PERMIT VISIT
04/10/2015			317	15	PERMIT VISIT
12/12/2014			317	14	INSPECTED
10/10/2014			317	2	MEASURED
11/22/2003			274	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 Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	101	ONE FAM	RC				14,166	SF	5.61	1.0300	5	1.0000	1.00	MA	1.00				1.00	5.78	81,900

Total Card Land Units: 0.33 AC **Parcel Total Land Area:** 0.33 AC **Total Land Value:** 81,900

Property Location: 12 MELODY LN **MAP ID:** 24/ 141/ 6/ / **Bldg Name:** **State Use:** 101

Vision ID: 1360 **Account #**1395 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/01/2016 11:35

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	06		COLONIAL
Model	01		RESIDENTIAL
Grade	C		AVERAGE
Stories	2.00		2 STORY
Foundation	1		CONCRETE
Exterior Wall 1	1		WOOD SHING
Exterior Wall 2			
Roof Structure	3		GAMBREL
Roof Cover	1		ASPHALT SH
Interior Wall 1	1		DRYWALL
Interior Wall 2			
Interior Floor 1	3		HARDWOOD
Interior Floor 2	4		CARPET
Heat Fuel	2		GAS
Heat Type	1		FORCED H/A
AC Type	01		NONE
Bedrooms	5		
Full Baths	2		
Half Baths	0		
Extra Fixtures	0		
Total Rooms	8		
Bath Style	A		AVERAGE
Kitchen Style	A		AVERAGE
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor	12		CONCRETE
Bsmt Garage			
Units	1		
WS Flues			
FBM Quality			
Fireplaces	2		

CONSTRUCTION DETAIL (CONTINUED)

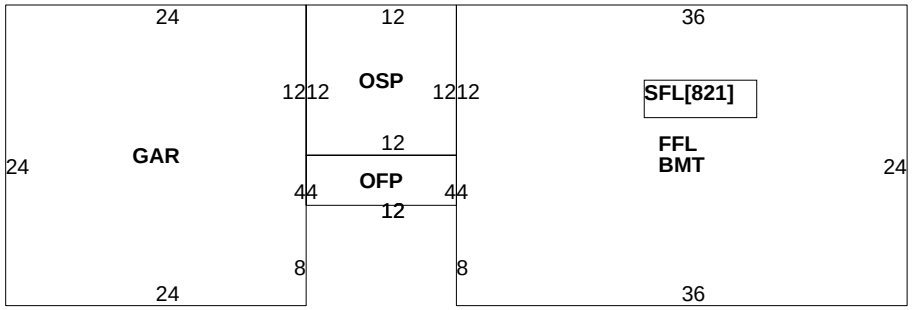
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		NO
FBM Sqft			
Int vs Ext	S		SAME

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	86.23
Replace Cost	182,374
AYB	1964
EYB	1975
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	39
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	NC
% Complete	61
Overall % Cond	61
Apprais Val	111,200
Dep % Ovr	0
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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	864		17.27	14,918
FFL	1ST FLOOR	864	864		86.23	74,502
GAR	GARAGE	0	576		34.43	19,833
OFP	OPEN PORCH	0	48		8.98	431
OSP	SCRN PORCH	0	144		13.17	1,897
SFL	2ND FLOOR	821	821		86.23	70,794
	Ttl. Gross Liv/Lease Area:	1,685	3,317	2,115		182,374