

Property Location: 53 MELROSE AV
Vision ID: 6795

Account #6915

MAP ID: 14A/ 93/ 370B/ /
Bldg #: 1 of 1
Sec #: 1 of 1
Card 1 of 1

Bldg Name:
State Use: 101
Print Date: 12/07/2016 13:13

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION															
PHAM DUNG VAN + YEN HOANG 53 MELROSE AV EAST LONGMEADOW, MA 01028 Additional Owners:						1 TYPCL						Description		Code						Appraised Value		Assessed Value									
												RESIDENTL. RES LAND		101 101						211,200 80,400		211,200 80,400									
SUPPLEMENTAL DATA																															
Other ID: SP Permit Chapter Land OC Dates 8/5/2015 In+Ex FY Mailed GIS ID: F_377463_2852740								Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																							
RECORD OF OWNERSHIP												BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)										
PHAM DUNG VAN + YEN HOANG CARABETTA MICHAEL TURNER GEORGE E, HEIRS + DEVISEES OF				20879/ 431 18082/ 389 0/ 0		09/22/2015 11/19/2009		Q U U	I I I	302,000 165,000 0		00 V	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value								
													2016	101	186,500		2015	130	39,100		2014	L	40,300								
													2016	101	78,100																
													Total:		264,600		Total:		39,100		Total:		40,300								
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																															
FY2012 SUB 1071 LOT 5 - BOOK PLANS 358-109 LOT 5																															
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									
201302290		07/15/2013		2	DWELLING			137,000		05/12/2014		100	05/01/2015		OC 8/5/2015 1700 SF		08/17/2015 06/19/2015 05/01/2015 03/17/2015 05/12/2014	01		400 317 317 105 105	25 15 2 15 15	OC VISIT PERMIT VISIT MEASURED PERMIT VISIT PERMIT VISIT									
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				10,000	SF	7.81	1.0300	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc	1.00		8.04	80,400						
Total Card Land Units:									0.23	AC	Parcel Total Land Area:									0.23	AC	Total Land Value:									80,400

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac			
Grade	C+		AVG. (+)	FBM Sqft	360		
Stories	2			Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			101.13
Interior Floor 2							
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost			211,159
AC Type	03		FULL	AYB			2014
Bedrooms	4			EYB			2014
Full Baths	2			Dep Code			GD
Half Baths	1			Remodel Rating			
Extra Fixtures				Year Remodeled			
Total Rooms	6			Dep %			0
Bath Style	G		GOOD	Functional Obslnc			
Kitchen Style	G		GOOD	External Obslnc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens				Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	Overall % Cond			100
Bsmt Garage				Apprais Val			211,200
Units	1			Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality	3			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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	756		20.20	15,271	
FFL	1ST FLOOR	756	756		101.13	76,454	
GAR	GARAGE	0	456		40.36	18,406	
OFP	OPEN PORCH	0	20		10.11	202	
SFL	2ND FLOOR	972	972		101.13	98,298	
WDK	WOOD DECK	0	180		14.05	2,528	

Ttl. Gross Liv/Lease Area:		1,728	3,140	2,088	211,159		
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