

Property Location: 85 MELWOOD AV

Account #778

MAP ID:16/ 31/ 38/ /

Bldg Name:

1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Vision ID: 756

Print Date:11/30/2016 17:02

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION														
FRENCH CHRISTOPHER J FRENCH JENNY R 85 MELWOOD AV EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value								
											RESIDENTL.		101						126,900		126,900								
											RES LAND		101						82,100		82,100								
											RESIDENTL.		101		2,400		2,400												
SUPPLEMENTAL DATA																													
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_377737_2850264							Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																						
Total											211,400							211,400											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																
FRENCH CHRISTOPHER J CASE DONALD E + MARY E L E, CASE DONALD E				11209/ 459 07102/ 0083 03689/ 0317		05/30/2000 02/22/1989 05/09/1972		U	I	127,000 1 0		A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value						
													2016	101	125,500		2015	101	125,500		2014	B	126,600						
													2016	101	79,700		2015	101	79,700		2014	L	82,300						
													2016	101	2,400		2015	101	2,400		2014	O	3,600						
													Total:		207,600		Total:		207,600		Total:		212,500						
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																													
															Appraised Bldg. Value (Card) 126,900														
															Appraised XF (B) Value (Bldg) 0														
															Appraised OB (L) Value (Bldg) 2,400														
															Appraised Land Value (Bldg) 82,100														
															Special Land Value 0														
															Total Appraised Parcel Value 211,400														
															Valuation Method: C														
															Adjustment: 0														
															Net Total Appraised Parcel Value 211,400														
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								
77		03/28/2006		11	POOL			5,000			0			18' ABV GRD		03/23/2007			311	2	MEASURED								
296		11/03/2003		4	ADDITION			2,000			0			OC 7/22/2005		03/23/2007			311	15	PERMIT VISIT								
107		05/01/1988		MN	Manual Note			1,700			0			PORCH		12/12/2005			311	15	PERMIT VISIT								
																12/20/2004			311	15	PERMIT VISIT								
																02/19/2004			311	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				S Adj Fact	Adj. Unit Price		Land Value		
1	101	ONE FAM			RB				15,000	SF	5.31	1.0300	5	1.0000	1.00	MA	1.00			Spec Use		Spec Calc		1.00	5.47	82,100			
Total Card Land Units:										0.34	AC	Parcel Total Land Area:					0.34	AC	Total Land Value:										82,100

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	1.50		1 1/2 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	4		CARPET	Adj. Base Rate:				87.99
Interior Floor 2								
Heat Fuel	2		GAS					
Heat Type	3		FORCED H/W					
AC Type	01		None	Replace Cost	169,206			
Bedrooms	4			AYB	1967			
Full Baths	2			EYB	1989			
Half Baths	0			Dep Code	GD			
Extra Fixtures	0			Remodel Rating				
Total Rooms	7			Year Remodeled				
Bath Style	A		AVERAGE	Dep %	25			
Kitchen Style	A		AVERAGE	Functional Obslnc				
Kitchens	1			External Obslnc				
Extra Kitchens	0			Cost Trend Factor	1			
Frame	1	WOOD	Condition					
Basement Floor			% Complete					
Bsmt Garage			Overall % Cond	75				
Units	1		Apprais Val	126,900				
WS Flues			Dep % Ovr	0				
FBM Quality			Dep Ovr Comment					
Fireplaces	1		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
02	SHED/FR			L	96	7.48	2001	A		GD	70	500
22	WOOD DK			L	120	9.20	2006	G		GD	70	1,000
07	POOL A-C	OB	Outbuilding	L	18	69.00	2006	A		GD	70	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	912		17.56	16,014
EFP	ENCL PORCH	0	140		26.40	3,696
FFL	1ST FLOOR	1,104	1,104		87.99	97,142
GAR	GARAGE	0	336		35.09	11,791
HST	HALF STORY	456	912		44.00	40,124
OFP	OPEN PORCH	0	48		9.17	440
Ttl. Gross Liv/Lease Area:		1,560	3,452	1,923		169,206

