Property Location: 45 MELWOOD AV | **MAP ID:** 16/ 38/ 4/ / | **Bldg Name:** | **State Use:** 101

Vision ID: 763 | **Account #**785 | **Bldg #:** 1 of 1 | **Sec #:** 1 of 1 | **Card** 1 of 1 | **Print Date:** 11/30/2016 17:04

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
SILVESTRI CARMEN J		1 TYPCL		
45 MELWOOD AV				
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_377826_2849539	*ASSOC PID#*

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	122,500	122,500
RES LAND	101	82,600	82,600
		Total 205,100	205,100

1006
4ST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
SILVESTRI CARMEN J	20582/ 194	01/30/2015	Q	I	178,000	00
KRONENBERG NANCY W HEIRS + DEV OF	02469/ 0225	05/22/1956	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	101	119,700	2015	101	119,700	2014	B	113,600
2016	101	80,200	2015	101	80,200	2014	L	82,700
	Total:	199,900		*Total:*	199,900		*Total:*	196,300

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)	122,500
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	82,600
Special Land Value	0
Total Appraised Parcel Value	205,100
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**205,100**

ASSESSING NEIGHBORHOOD

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

NOTES

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
07/15/2016	01		317	3	MEAS+INSPCTD
04/04/2004			318	14	INSPECTED
04/01/2004			AO	22	MAILER SENT
02/18/2004			311	2	MEASURED
07/01/1991			181	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	RB				16,300	SF	4.92	1.0300	5	1.0000	1.00	MA	1.00				1.00	5.07	82,600

Total Card Land Units: 0.37 AC | **Parcel Total Land Area:** 0.37 AC | **Total Land Value:** 82,600

Property Location: 45 MELWOOD AV **MAP ID:** 16/ 38/ 4/ / **Bldg Name:** **State Use:** 101

Vision ID: 763 **Account #**785 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 11/30/2016 17:04

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	19		RANCH
Model	01		RESIDENTIAL
Grade	C		AVERAGE
Stories	1.00		1 STORY
Foundation	1		CONCRETE
Exterior Wall 1	4		VINYL
Exterior Wall 2			
Roof Structure	1		GABLE
Roof Cover	1		ASPHALT SH
Interior Wall 1	2		PLASTER
Interior Wall 2			
Interior Floor 1	3		HARDWOOD
Interior Floor 2			
Heat Fuel	2		GAS
Heat Type	1		FORCED H/A
AC Type	03		FULL
Bedrooms	3		
Full Baths	1		
Half Baths	0		
Extra Fixtures	1		
Total Rooms	6		
Bath Style	A		AVERAGE
Kitchen Style	A		AVERAGE
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor			
Bsmt Garage			
Units	1		
WS Flues			
FBM Quality			
Fireplaces	1		

CONSTRUCTION DETAIL (CONTINUED)

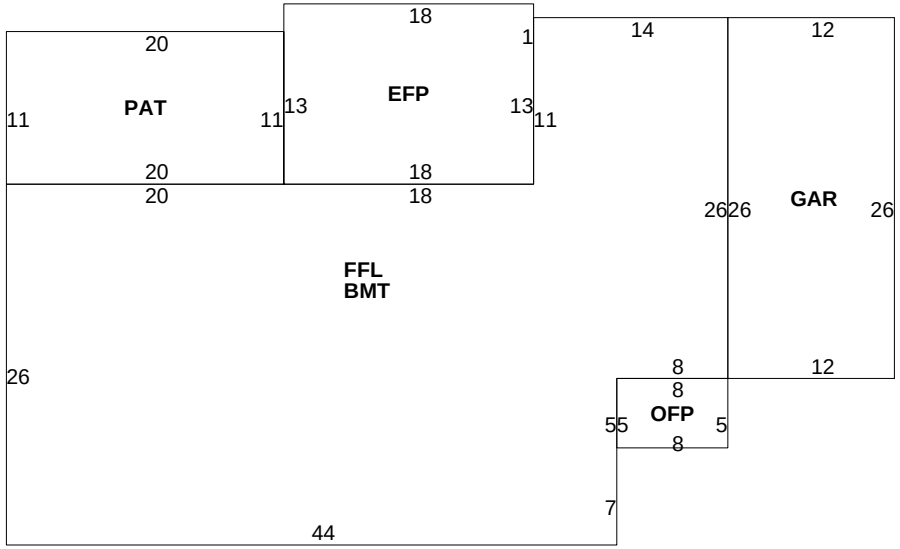
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		NO
FBM Sqft			
Int vs Ext	S		SAME

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	87.47
Replace Cost	167,849
AYB	1955
EYB	1987
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	27
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	73
Apprais Val	122,500
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	1,424		17.51	24,928
EFP	ENCL PORCH	0	234		26.17	6,123
FFL	1ST FLOOR	1,424	1,424		87.47	124,553
GAR	GARAGE	0	312		35.04	10,933
OFP	OPEN PORCH	0	40		8.75	350
PAT	PATIO	0	220		4.37	962
	Ttl. Gross Liv/Lease Area:	1,424	3,654	1,919		167,849