

CURRENT OWNER				TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT																		
WELCH JOANNE M 95 MELWOOD AV EAST LONGMEADOW, MA 01028 Additional Owners:						TYPCL						Description		Code		Appraised Value		Assessed Value												
												RESIDENTL.		101		145,800		145,800												
												RES LAND		101		84,200		84,200												
												RESIDENTL.		101		200		200												
SUPPLEMENTAL DATA										Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																				
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_377718_2850461																														
Total						230,200		230,200																						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																	
WELCH JOANNE M WELCH JEAN HEIRS +				09478/ 0448 03686/ 0386		05/09/1996 05/01/1972		U	I	50,000 0		A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value							
													2017	101	144,500		2016	101	141,600		2015	101	141,600							
													2017	101	82,100		2016	101	79,700		2015	101	79,700							
													2017	101	200		2016	101	200		2015	101	200							
Total:												226,800		Total:		221,500		Total:		221,500										
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												Appraised Bldg. Value (Card) 145,800 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 200 Appraised Land Value (Bldg) 84,200 Special Land Value 0 Total Appraised Parcel Value 230,200 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 230,200																		
NBHD/ SUB		NBHD Name				Street Index Name		Tracing		Batch																				
0001/A								101		MA																				
NOTES																														
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									
															07/15/2016 04/01/2004 02/19/2004 07/01/1991 04/29/1980		02		317 250 311 181 500	2 22 2 3 3	MEASURED MAILER SENT 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			RB				15,000	SF	5.61	1.0000	5	1.0000	1.00	MA	1.00				Spec Use	Spec Calc		1.00	5.61	84,200				
Total Card Land Units:												0.34		AC		Parcel Total Land Area:				0.34		AC		Total Land Value:						84,200

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	571				
Stories	2.00		2 STORY	Int vs Ext	S		SAME		
Foundation	1		CONCRETE	MIXED USE					
Exterior Wall 1	1		WOOD SHING	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				Adj. Base Rate:				96.20	
Interior Floor 1	4		CARPET	Replace Cost				197,026	
Interior Floor 2	3		HARDWOOD					AYB	1973
Heat Fuel	2		GAS					EYB	1991
Heat Type	1		FORCED H/A					Dep Code	GD
AC Type	03		FULL					Remodel Rating	
Bedrooms	4			Year Remodeled	26				
Full Baths	1			Dep %					
Half Baths	1			Functional Obslnc	74				
Extra Fixtures	0			External Obslnc					
Total Rooms	7			Cost Trend Factor	1				
Bath Style	A		AVERAGE	Condition					
Kitchen Style	A		AVERAGE	% Complete	145,800				
Kitchens	1			Overall % Cond					
Extra Kitchens	0			Apprais Val	0				
Frame	1		WOOD	Dep % Ovr					
Basement Floor				Dep Ovr Comment	0				
Bsmt Garage				Misc Imp Ovr					
Units	1			Misc Imp Ovr Comment	0				
WS Flues				Cost to Cure Ovr					
FBM Quality	3			Cost to Cure Ovr Comment					
Fireplaces	1								

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	48	7.48	1973	F		FR	50	200

Ttl. Gross Liv/Lease Area:		1,858	2,866	2,048		197,026
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