

Property Location: 85 MELWOOD AV

Account #778

MAP ID: 16/ 31/ 38/ /

Bldg Name:

State Use: 101

Vision ID: 756

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/14/2017 17:01

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 4ST 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						126,300		126,300				
													RES LAND		101						84,200		84,200				
													RESIDENTL.		101						2,400		2,400				
SUPPLEMENTAL DATA												Total				212,900		212,900									
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#																						
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	1	127,000 1 0		A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value				
													2017	101	126,900		2016	101	125,500		2015	101	125,500				
													2017	101	82,100		2016	101	79,700		2015	101	79,700				
													2017	101	2,400		2016	101	2,400		2015	101	2,400				
													Total:		211,400		Total:		207,600		Total:		207,600				
EXEMPTIONS					OTHER ASSESSMENTS							This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)126,300 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)2,400 Appraised Land Value (Bldg)84,200 Special Land Value0 Total Appraised Parcel Value212,900 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value212,900															
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																											
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	5.61	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	05		CAPE	#Heat Sys	1					
Model	01		RESIDENTIAL	Central Vac	0		NO			
Grade	C		AVERAGE	FBM Sqft						
Stories	1.50		1 1/2 STORIES	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										
Interior Floor 1	4		CARPET					Adj. Base Rate:		93.86
Interior Floor 2										
Heat Fuel	2		GAS							
Heat Type	3		FORCED H/W					Replace Cost		180,494
AC Type	01		NONE					AYB		1967
Bedrooms	4							EYB		1987
Full Baths	2							Dep Code		GD
Half Baths	0							Remodel Rating		
Extra Fixtures	0							Year Remodeled		
Total Rooms	7							Dep %		30
Bath Style	A		AVERAGE					Functional Obslnc		
Kitchen Style	A		AVERAGE					External Obslnc		
Kitchens	1							Cost Trend Factor		1
Extra Kitchens	0							Condition		
Frame	1		WOOD					% Complete		
Basement Floor								Overall % Cond		70
Bsmt Garage								Apprais Val		126,300
Units	1							Dep % Ovr		0
WS Flues								Dep Ovr Comment		
FBM Quality								Misc Imp Ovr		0
Fireplaces	1			Misc Imp Ovr Comment						
				Cost to Cure Ovr		0				
				Cost to Cure Ovr Comment						

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		18.73	17,083	
EFP	ENCL PORCH	0	140		28.16	3,942	
FFL	1ST FLOOR	1,104	1,104		93.86	103,622	
GAR	GARAGE	0	336		37.43	12,577	
HST	HALF STORY	456	912		46.93	42,800	
OFF	OPEN PORCH	0	48		9.78	469	
Ttl. Gross Liv/Lease Area:		1,560	3,452	1,923		180,494	

