

Property Location: 51 MELWOOD AV

Vision ID: 762

Account #784

MAP ID: 16/ 37/ 5/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/14/2017 17:03

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 45T LONGMEADOW, MA VISION		
RICHARDS GARY STEVEN			1 TYPCL			Description	Code	Appraised Value	Assessed Value			
RICHARDS DOUGLAS MARK						RESIDENTL.	101	115,900	115,900			
51 MELWOOD AVE						RES LAND	101	84,500	84,500			
EAST LONGMEADOW, MA 01028						RESIDENTL.	101	400	400			
Additional Owners:		SUPPLEMENTAL DATA				Total				200,800	200,800	
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_377818_2849640				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)								
RICHARDS GARY STEVEN		19313/ 267	06/22/2012	U	1	1	1A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
RICHARDS PATTY LE RICHARDS ,GARY STEVEN		08500/ 0474	07/23/1993	U	1	1	A	2017	101	114,000	2016	101	112,700	2015	101	112,700
RICHARDS PATTY D		04938/ 0299	05/07/1980	U	1	0		2017	101	82,400	2016	101	80,000	2015	101	80,000
								2017	101	400	2016	101	400	2015	101	400
								Total:		196,800	Total:		193,100	Total:		193,100

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:										APPRAISED VALUE SUMMARY			
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch		Appraised Bldg. Value (Card)		115,900	
0001/A						101		MA		Appraised XF (B) Value (Bldg)		0	
										Appraised OB (L) Value (Bldg)		400	
										Appraised Land Value (Bldg)		84,500	
										Special Land Value		0	
NOTES ONE BEDROOM AND ONE BATH UNFINISHED IN HST										Total Appraised Parcel Value		200,800	
										Valuation Method:		C	
										Adjustment:		0	
										Net Total Appraised Parcel Value		200,800	

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		
									04/06/2012			317	16	FIELDREV CHG		
									04/27/2004			318	14	INSPECTED		
									04/01/2004			250	22	MAILER SENT		
									02/18/2004			311	2	MEASURED		
									04/30/1980			500	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				16,100 SF	5.25	1.0000	5	1.0000	1.00	MA	1.00		Spec Use	Spec Calc	1.00	5.25	84,500		
Total Card Land Units:			0.37 AC		Parcel Total Land Area:			0.37 AC			Total Land Value:										84,500	

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	494		
Stories	1.50		1 1/2 STORIES	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2	8		BRICK VENR	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:			94.62
Interior Floor 2	3		HARDWOOD				
Heat Fuel	1		OIL				
Heat Type	1		FORCED H/A	Replace Cost			184,037
AC Type	01		NONE	AYB			1957
Bedrooms	3			EYB			1980
Full Baths	1			Dep Code			AG
Half Baths	1			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	7			Dep %			37
Bath Style	A			Functional Obslnc			
Kitchen Style	A			External Obslnc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1			% Complete			
Basement Floor	12			Overall % Cond			63
Bsmt Garage				Apprais Val			115,900
Units	1			Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality	1			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
02	SHED/FR			L	80	7.48	2013	A		AV	60	400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	988		18.96	18,735	
FFL	1ST FLOOR	1,156	1,156		94.62	109,381	
GAR	GARAGE	0	336		37.74	12,679	
HST	HALF STORY	371	741		47.37	35,104	
STG	STORAGE	0	30		37.85	1,135	
UHS	UNFIN HALF STORY	0	247		28.35	7,002	
Ttl. Gross Liv/Lease Area:		1,527	3,498	1,945		184,037	

