

Property Location: 12 MELODY LN
Vision ID: 1360

Account #1395

MAP ID: 24/ 141/ 6/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/06/2018 14:12

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 12 MELODY LN EAST LONGMEADOW, MA 01028 Additional Owners: VISION							
PHILBIN SEAN M 12 MELODY LN EAST LONGMEADOW, MA 01028 Additional Owners:				1	TYPCL					Description	Code	Appraised Value	Assessed Value								
										RESIDENTL. RES LAND	101 101	120,000 83,900	120,000 83,900								
		SUPPLEMENTAL DATA				Total				203,900		203,900									
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_381449_2854251				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)								
PHILBIN SEAN M PHILBIN DOROTHY F				09461/ 0050 03076/ 0354		04/25/1996 11/20/1964		U	1 1	1 0		A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
													2018	101	110,800	2017	101	111,200	2016	101	110,000
													2018	101	83,900	2017	101	81,900	2016	101	79,500
													Total:		194,700		Total:		193,100		Total:
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)120,000 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)0 Appraised Land Value (Bldg)83,900 Special Land Value0 Total Appraised Parcel Value203,900 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value203,900									
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																					
NO VISUAL CHANGE 3/2017 REMOVED NC																					
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							
									03/03/2017			317	15	PERMIT VISIT							
									04/22/2016			317	15	PERMIT VISIT							
									04/10/2015			317	15	PERMIT VISIT							
									12/12/2014			317	14	INSPECTED							
									10/10/2014			317	2	MEASURED							
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	RC				14,166	SF	5.92	1.0000	5	1.0000	1.00	MA	1.00		Spec Use	Spec Calc	1.00	5.92	83,900
Total Card Land Units:			0.33		AC	Parcel Total Land Area:			0.33			AC			Total Land Value:			83,900			

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			
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	3		GAMBREL	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				Adj. Base Rate:			
Interior Floor 1	3		HARDWOOD	99.50			
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost	210,440		
AC Type	01		NONE	AYB	1964		
Bedrooms	5			EYB	1975		
Full Baths	2			Dep Code	AV		
Half Baths	0			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	8			Dep %	43		
Bath Style	A		AVERAGE	Functional ObsInc			
Kitchen Style	A		AVERAGE	External ObsInc			
Kitchens	1			Cost Trend Factor	1		
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	Overall % Cond	57		
Bsmt Garage				Apprais Val	120,000		
Units	1			Dep % Ovr	0		
WS Flues				Dep Ovr Comment			
FBM Quality				Misc Imp Ovr	0		
Fireplaces	2			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	864		19.92	17,213
FFL	1ST FLOOR	864	864		99.50	85,967
GAR	GARAGE	0	576		39.73	22,885
OFP	OPEN PORCH	0	48		10.36	497
OSP	SCRN PORCH	0	144		15.20	2,189
SFL	2ND FLOOR	821	821		99.50	81,689
Ttl. Gross Liv/Lease Area:		1,685	3,317	2,115		210,440

