

Property Location: 81 MELWOOD AV

MAP ID: 16/ 32/ 37/ /

Bldg Name:

State Use: 101

Vision ID: 757

Account # 779

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/06/2018 11:52

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 4ST LONGMEADOW, M VISION															
VESTER FRANKLYN M VESTER CHRISTA S 81 MELWOOD AV EAST LONGMEADOW, MA 01028 Additional Owners:					1		TYPCL						Description		Code	Appraised Value					Assessed Value											
													RESIDENTL.		101	128,300					128,300											
													RES LAND		101	84,200					84,200											
													RESIDENTL.		101	9,200	9,200															
SUPPLEMENTAL DATA																																
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_377747_2850164								Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																								
Total												221,700		221,700																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																			
VESTER FRANKLYN M				03287/ 0264		09/14/1967		U	1	0			Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value											
													2018	101	118,300	2017	101	117,800	2016	101	116,500											
													2018	101	84,200	2017	101	82,100	2016	101	79,700											
													2018	101	9,200	2017	101	9,200	2016	101	9,200											
													Total:	211,700		Total:	209,100		Total:	205,400												
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)128,300 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)9,200 Appraised Land Value (Bldg)84,200 Special Land Value0 Total Appraised Parcel Value221,700 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value221,700																				
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																																
WB SHED=NO VALUE																																
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		02		317	2	MEASURED											
															04/29/2004				317	14	INSPECTED											
															04/01/2004				250	22	MAILER SENT											
															02/19/2004				311	2	MEASURED											
															05/16/1992				107	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								
																			Spec Use		Spec Calc											
1	101	ONE FAM		RB				15,000 SF		5.61	1.0000	5	1.0000	1.00	MA	1.00							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				
Stories	2.00		2 STORY	Int vs Ext	S		SAME	
Foundation	2		CONC BLOCK	MIXED USE				
Exterior Wall 1	4		VINYL	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:				97.28
Interior Floor 1	4		CARPET	Replace Cost				203,694
Interior Floor 2				AYB				1966
Heat Fuel	2		GAS	EYB				1981
Heat Type	1		FORCED H/A	Dep Code				AG
AC Type	01		NONE	Remodel Rating				
Bedrooms	4			Year Remodeled				
Full Baths	1			Dep %				37
Half Baths	1			Functional Obslnc				
Extra Fixtures	0			External Obslnc				
Total Rooms	7			Cost Trend Factor				1
Bath Style	A		AVERAGE	Condition				
Kitchen Style	A		AVERAGE	% Complete				
Kitchens	1			Overall % Cond				63
Extra Kitchens	0			Apprais Val				128,300
Frame	1		WOOD	Dep % Ovr				0
Basement Floor				Dep Ovr Comment				
Bsmt Garage				Misc Imp Ovr				0
Units	1			Misc Imp Ovr Comment				
WS Flues				Cost to Cure Ovr				0
FBM Quality				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
11	POOL I-V	OB	Outbuilding	L	512	29.00	1967	A		AV	60	8,900
02	SHED/FR			L	64	7.48	1967	A		AV	60	300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	816		19.43	15,856	
FFL	1ST FLOOR	816	816		97.28	79,376	
GAR	GARAGE	0	528		38.87	20,525	
SFL	2ND FLOOR	850	850		97.28	82,684	
WDK	WOOD DECK	0	384		13.68	5,253	
Ttl. Gross Liv/Lease Area:		1,666	3,394	2,094		203,694	

