

Property Location

8 MELVIN AV

Map ID

1B/ 5/ 812/ /

Bldg Name

State Use

101

Vision ID

1104

Account #

1134

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 11:30:24

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
OMEGA CLEANERS LLC 14 HARKNESS AV EAST LONGMEADOW MA 01028 GIS ID F_376477_2856031		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed											
						RESIDNTL.	101	131300	131,300											
						RES LAND	101	67400	67,400											
						RESIDNTL.	101	6900	6,900											
		DRAINAGE		VIEW	COMMUNITY															
		SUPPLEMENTAL DATA																		
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#														
						Total				205,600	205,600									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
LEE JOO B OMEGA CLEANERS LLC PESCULIS DESPINA Z PESCULIS JOHN D +,		22697	291	06-06-2019	U	I	100	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
		22167	0088	05-10-2018	Q	I	210,000	00	2019	101	95,800	2018	101	97,100	2017	101	95,100			
		14107	0147	04-21-2004	U	I	1	1A		101	65,400		101	65,400		101	62,000			
		04792	0273	07-05-1979	U	I	0			101	6,900		101	12,700		101	12,700			
		Total						Total		168100	Total		175200		Total		169800			
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	YEAR	Amount	Comm Int												
Total			0.00																	
ASSESSING NEIGHBORHOOD																				
Nbhd		Nbhd Name		B		Tracing		Batch												
0001						101		MF												
NOTES																				
BUILDING PERMIT RECORD																				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result						
258	09-01-1993	MN	Manual Note	8,000				ROOF SIDE	05-14-2018			333	2	MEASURED						
									08-26-2010			316	2	MEASURED						
									01-17-1994			105	15	PERMIT VISIT						
									05-21-1992			170	3	MEAS+INSPCTD						
									01-21-1985			500	1	LEFT NOTICE						
LAND LINE VALUATION SECTION																				
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing	Size A	Adj Unit Pric	Land Value	
1	101	ONE FAM	BUS				20,250 SF	4.38	0.760	3	LAND	1.00	MF	1.00		0	1.000	3.33	67,400	
Total Card Land Units							0.465	AC	Parcel Total Land Area: 0.4649							Total Land Value				67,400

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	3	GAMBREL			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2	1	DRYWALL	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		71.26
Interior Floor 2	4	CARPET	RCN		187,561
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1900
AC Type	01	NONE	Effective Year Built		1988
Bedrooms	3		Depreciation Code		GD
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		30
Total Rooms	6		Functional Obso		
Bath Style	A	AVERAGE	External Obso		
Half Bath Style	A	AVERAGE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		70
Extra Kitchen St			RCNLD		131,300
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
04	GARAGE/L			L	320	30.48	1960	60	0.00	AV	A	1.00	5,900
01	SHED/MTL			L	320	5.18	1960	60	0.00	AV	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	968		17.91	17,335	
BNT	BSMT ENTRY	0	40		4.47	179	
EFB	ENCL PORCH	0	186		26.90	5,004	
FFL	1ST FLOOR	976	976		89.36	87,213	
SFL	2ND FLOOR	871	871		89.36	77,830	
Ttl Gross Liv / Lease Area		1,847	3,041	2,099		187,561	

