

Property Location

14 MELVIN AV

Map ID

1B/ 6/ 819/ /

Bldg Name

State Use

101

Vision ID

1105

Account #

1135

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 11:30:34

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW																									
EXTINE KAREN 14 MELVIN AVENUE EAST LONGMEADOW MA 01028 GIS ID F_376357_2856017		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code				Appraised		Assessed																					
										RESIDNTL.		101				83600		83,600																					
										RES LAND		101				66200		66,200																					
		DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101				800		800																					
SUPPLEMENTAL DATA										Total		150,600		150,600																									
Alt Prcl ID		SP Permit		Chapter Land		OC Dates		In+Ex FY		Received NIA		Field 8		Field 9		Field 10																							
Mailed								Assoc Pid#																															
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
EXTINE KAREN GENTILE JOHN J + SHIRLEY M,		11570		0105		03-30-2001		U		I		77,000		1A		Year		Code		Assessed		Year		Code		Assessed													
		05976		0223		12-27-1985		U		I		5,900				2019		101		81,700		2018		101		75,000													
																101		64,100		2017		101		60,800															
																101		800				101		600															
Total														Total		146600		Total		139900		Total		141600															
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																		APPRAISED VALUE SUMMARY																					
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)				83,600																									
0001						101		MF		Appraised Xf (B) Value (Bldg)				0																									
										Appraised Ob (B) Value (Bldg)				800																									
										Appraised Land Value (Bldg)				66,200																									
										Special Land Value				0																									
										Total Appraised Parcel Value				150,600																									
										Valuation Method				C																									
										Adjustment																													
										Net Total Appraised Parcel Value				150,600																									
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											
201802995		10-15-2018		21		SIDING		4,700		06-10-2019		100		06-10-2019		REAR ONLY		06-10-2019						400		15		PERMIT VISIT											
																		01-20-2017						119		2		MEASURED											
																		04-15-2004						316		2		MEASURED											
																		05-06-1992						107		2		MEASURED											
																		06-21-1990						131		2		MEASURED											
																		05-20-1980						500		3		MEAS+INSPCTD											
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								15,750 SF		5.52		0.760		3		LAND		1.00		MF		1.00				0		1.000		4.20		66,200	
Total Card Land Units										0.362		AC		Parcel Total Land Area: 0.3616										Total Land Value										66,200					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	5	ASBESTOS	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	3	GAMBREL			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2	2	PLASTER	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate		78.14
Interior Floor 2	4	CARPET	RCN		146,711
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	5	STEAM	Year Built		1900
AC Type	01	NONE	Effective Year Built		1975
Bedrooms	3		Depreciation Code		AV
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		43
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		57
Extra Kitchen St			RCNLD		83,600
FBM Sqft	414		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		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
19	PATIO			L	168	5.75	1999	60	0.00	AV	A	1.00	600
02	SHED/FR			L	42	7.48	2012	60	0.00	AV	A	1.00	200

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	710		18.28	12,980
EFB	ENCL PORCH	0	66		27.70	1,828
FFL	1ST FLOOR	710	710		91.41	64,900
OPF	OPEN PORCH	0	90		9.14	823
SFL	2ND FLOOR	724	724		91.41	66,180
Ttl Gross Liv / Lease Area		1,434	2,300	1,605		146,711

