

Property Location

88 MELWOOD AV

Map ID

16/ 16/ 28/ /

Bldg Name

State Use

101

Vision ID

686

Account #

708

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 10:25:31

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
OLSON BRUCE R OLSON SUZANNE M 88 MELWOOD AV EAST LONGMEADOW MA 01028 GIS ID F_377499_2850322		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	236000	236,000												
						RES LAND	101	88300	88,300												
						RESIDNTL.	101	1300	1,300												
		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				325,600	325,600										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
OLSON BRUCE R BUCKLEY JOSEPH J + ED SPEIGHT CO INC SPEIGHT SPEIGHT		09540	0470	06-28-1996	U	I	185,000		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		07640	0196	02-13-1991	U	I			2019	101	229,900	2018	101	216,000	2017	101	210,900				
		06996	0416	10-19-1988	U	I	1	1F		101	85,800		101	85,800		101	83,600				
		06996	0415	10-19-1988	U	I	1	1A		101	1,300		101	1,300		101	1,300				
		05492	0216	08-31-1983	U	I	0	1A													
		Total						317000		Total		303100		Total		295800					
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int			
									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 236,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,300 Appraised Land Value (Bldg) 88,300 Special Land Value 0 Total Appraised Parcel Value 325,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 325,600												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		MA													
NOTES																					
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							
362	12-01-1988	MN	Manual Note	48,000				SFR	07-15-2016	02		317	2	MEASURED							
									04-01-2004			250	22	MAILER SENT							
									02-19-2004			311	2	MEASURED							
									07-01-1991			131	3	MEAS+INSPCTD							
									01-25-1990			105	16	FIELDREV CHG							
									01-09-1989			105	15	PERMIT VISIT							
									06-06-1981			500	14	INSPECTED							
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	RB				19,578 SF	4.51	1.000	5	LAND	1.00	MA	1.00			0		1.000	4.51	88,300
Total Card Land Units							0.449	AC	Parcel Total Land Area: 0.4494							Total Land Value					88,300

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Bldg Name
 Sec # 1 of 1

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State Use 101
 Print Date 12/18/2019 10:25:32

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
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	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	3	GAMBREL			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		84.15
Interior Floor 1	4	CARPET	RCN		287,827
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1988
Heat Type	1	FORCED H/A	Effective Year Built		2000
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		18
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		82
Extra Kitchens	0		RCNLD		236,000
Extra Kitchen St			Dep % Ovr		
FBM Sqft	672		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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
02	SHED/FR			L	288	7.48	1988	60	0.00	AV	A	1.00	1,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	960		22.41	21,511	
FFL	1ST FLOOR	1,240	1,240		112.04	138,928	
GAR	GARAGE	0	528		44.77	23,640	
OFP	OPEN PORCH	0	28		12.00	336	
PAT	PATIO	0	224		5.50	1,232	
SFL	2ND FLOOR	912	912		112.04	102,179	
Ttl Gross Liv / Lease Area		2,152	3,892	2,569		287,827	

