

Property Location

100 MELWOOD AV

Map ID

16/ 18/ 26/ /

Bldg Name

State Use

101

Vision ID

708

Account #

730

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 10:28:59

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
NOLAN BRIAN P NOLAN LISA G 100 MELWOOD AV EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	224100	224,100												
						RES LAND	101	87700	87,700												
						RESIDNTL.	101	16900	16,900												
		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#															
GIS ID F_377520_2850563						Total				328,700	328,700										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
NOLAN BRIAN P CLAFFEY JOHN M, CLAFFEY JOHN M + BARBARAA, MAZZA CHARLES J + JO ANN SPEIGHT ED + CO INC		18785	0572	05-26-2011	U	I	301,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		13471	0412	08-05-2003	U	I	1	1F	2019	101	204,500	2018	101	188,600	2017	101	188,200				
		09469	0119	04-30-1996	U	I	184,500			101	85,000		101	85,000		101	83,100				
		08441	0287	06-04-1993	U	I	168,000			101	16,900		101	16,900		101	16,900				
		07482	0050	06-20-1990	U	I	226,500														
		Total						Total		306400	Total		290500	Total		288200					
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		MA													
NOTES																					
BUILDING PERMIT RECORD																					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result							
201201268	03-16-2012	GEN	GENERATOR	5,000				INGROUND SFR	08-07-2019			334	2	MEASURED							
38	03-13-2000	11	POOL	15,499					06-01-2012				317	15	PERMIT VISIT						
343	11-01-1987	MN	Manual Note	68,000					02-19-2004				311	3	MEAS+INSPCTD						
									01-16-2001				247	15	PERMIT VISIT						
									11-17-1988				107	15	PERMIT VISIT						
									03-10-1988				130	2	MEASURED						
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				17,708 SF	4.95	1.000	5	LAND	1.00	MA	1.00			0		1.000	4.95	87,700
Total Card Land Units							0.407	AC	Parcel Total Land Area: 0.4065							Total Land Value					87,700

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	8	BRICK VENR	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	83.28	
Interior Floor 1	4	CARPET	RCN	273,277	
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built	1987	
Heat Type	1	FORCED H/A	Effective Year Built	2000	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %	18	
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	82	
Extra Kitchens	0		RCNLD	224,100	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			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
11	POOL I-V	OB	Outbuildi	L	648	29.00	2000	70	0.00	GD	G	1.25	16,400
GEN	GENERATO			B	0	0.00	1995	82	1.00	AV	A	1.00	0
02	SHED/FR			L	120	7.48	2013	60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	960		20.49	19,666	
EPF	ENCL PORCH	0	180		30.73	5,531	
FFL	1ST FLOOR	1,280	1,280		102.43	131,107	
GAR	GARAGE	0	480		40.97	19,666	
OPF	OPEN PORCH	0	80		10.24	819	
SFL	2ND FLOOR	912	912		102.43	93,414	
WDK	WOOD DECK	0	212		14.49	3,073	
Ttl Gross Liv / Lease Area		2,192	4,104	2,668		273,277	

