

Property Location 114 MELWOOD AV
Vision ID 719

Account # 741

Map ID 16/ 19/ 25/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/18/2019 10:30:45

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
MECCIA ARCANGELO LE MECCIA MARIA A LE 114 MELWOOD AVENUE EAST LONGMEADOW MA 01028 GIS ID F_377424_2850556		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed														
						RESIDNTL.	101	172200	172,200														
						RES LAND	101	87400	87,400														
						RESIDNTL.	101	3900	3,900														
		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				263,500	263,500												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)															
MECCIA ARCANGELO LE MECCIA ARCANGELO ,		18935 03640	0242 0313	09-30-2011 11-04-1971	U U	I I	100 0	1A	Year	Code	Assessed	Year	Code	Assessed									
									2019	101	167,600	2018	101	157,500									
										101	84,900		101	84,900									
										101	4,700		101	4,700									
		Total								257200	Total		247100										
											Total		243800										
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														
Total			0.00																				
ASSESSING NEIGHBORHOOD									Appraised BLDG. Value (Card) 172,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 3,900 Appraised Land Value (Bldg) 87,400 Special Land Value 0 Total Appraised Parcel Value 263,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 263,500														
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									
201202786	07-25-2012	GEN	GENERATOR	4,000					08-07-2019			334	2	MEASURED									
									06-04-2013			105	15	PERMIT VISIT									
									04-16-2004			319	14	INSPECTED									
									04-01-2004			250	22	MAILER SENT									
									02-20-2004			311	2	MEASURED									
									03-05-1993			131	15	PERMIT VISIT									
									05-02-1992			131	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				17,044 SF	5.13	1.000	5	LAND	1.00	MA	1.00			0		1.000	5.13	87,400		
Total Card Land Units							0.391	AC	Parcel Total Land Area: 0.3913							Total Land Value							87,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
Model	01	RESIDENTIAL	Bsmnt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	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	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		86.72
Interior Floor 1	4	CARPET	RCN		239,141
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1971
Heat Type	3	FORCED H/W	Effective Year Built		1990
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	5		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		28
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		72
Extra Kitchens	0		RCNLD		172,200
Extra Kitchen St			Dep % Ovr		
FBM Sqft	864		Dep Ovr Comment		
FBM Quality	1		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues	1		Cost to Cure Ovr		
Central Vac	1	YES	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	1989	60	0.00	AV	A	1.00	1,300
41	IMP SHD			L	625	6.90	2000	60	0.00	AV	A	1.00	2,600
GEN	GENERATO			B	1	0.00	1990	72	1.00	AV	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	960		20.76	19,928	
FFL	1ST FLOOR	1,140	1,140		103.79	118,325	
GAR	GARAGE	0	560		41.52	23,250	
OFP	OPEN PORCH	0	40		10.38	415	
PAT	PATIO	0	488		5.10	2,491	
TQS	3/4 STORY	720	960		77.85	74,732	
Ttl Gross Liv / Lease Area		1,860	4,148	2,304		239,141	

