

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
WELCH JOANNE M 95 MELWOOD AV EAST LONGMEADOW MA 01028 GIS ID F_377718_2850461												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	161800		161,800											
												RES LAND		101	86700		86,700											
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	200		200											
				SUPPLEMENTAL DATA										Total		248,700		248,700										
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)															
WELCH JOANNE M WELCH JEAN HEIRS +				09478 03686		0448 0386		05-09-1996 05-01-1972		U U	I I	50,000 0		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
															2019	101	157,400	2018	101	145,800	2017	101	144,500					
															101	84,200		101	84,200		101	82,100						
															101	200		101	200		101	200						
				Total									Total	241800	Total		230200		Total		226800							
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 Appraised BLDG. Value (Card) 161,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 200 Appraised Land Value (Bldg) 86,700 Special Land Value 0 Total Appraised Parcel Value 248,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 248,700																
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					
																07-15-2016 04-01-2004 02-19-2004 07-01-1991 04-29-1980		02			317 250 311 181 500	2 22 2 3 3	MEASURED MAILER SENT MEASURED MEAS+INSPCTD 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		RB				15,000 SF		5.78	1.000	5	LAND	1.00	MA	1.00			0			1.000	5.78	86,700				
Total Card Land Units										0.344		AC	Parcel Total Land Area: 0.3444				Total Land Value										86,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	Percentage
Exterior Wall 2			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		90.03
Interior Floor 1	4	CARPET	RCN		218,591
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1973
Heat Type	1	FORCED H/A	Effective Year Built		1992
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		26
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		74
Extra Kitchens	0		RCNLD		161,800
Extra Kitchen St			Dep % Ovr		
FBM Sqft	571		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	48	7.48	1973	50	0.00	FR	F	0.90	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	816		21.32	17,398	
FFL	1ST FLOOR	1,008	1,008		106.73	107,588	
SFL	2ND FLOOR	850	850		106.73	90,724	
WDK	WOOD DECK	0	192		15.01	2,882	
Ttl Gross Liv / Lease Area		1,858	2,866	2,048		218,591	

