

Property Location

77 MELWOOD AV

Map ID

16/ 33/ 36/ /

Bldg Name

State Use

101

Vision ID

758

Account #

780

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 10:37:06

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
KOTOMSKI MICHAEL A KOTOMSKI FRANCESCA J 77 MELWOOD AVE EAST LONGMEADOW MA 01028 GIS ID F_377757_2850063		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	159300	159,300												
						RES LAND	101	86600	86,600												
						RESIDNTL.	101	1700	1,700												
		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		247,600	247,600												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
KOTOMSKI MICHAEL A BOUTIN,CAROL J BARTELS,RODNEY L MAZZA JAMES J +, BOYD WILLIAM J +		17431	0202	08-12-2008	U	I	202,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		14913	0196	03-14-2005	U	I	224,100		2019	101	136,800	2018	101	126,200	2017	101	127,700				
		12518	0176	08-23-2002	U	I	207,000			101	84,000		101	84,000		101	82,100				
		07842	0416	10-30-1991	U	I	155,000			101	1,700		101	1,700		101	1,700				
		03246	0373	03-17-1967	U	I	0		Total		222500	Total		211900	Total		211500				
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) 159,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,700 Appraised Land Value (Bldg) 86,600 Special Land Value 0 Total Appraised Parcel Value 247,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 247,600												
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							
90	04-25-2011	12	REROOF	8,700				SUPPORT BEAMS 24' ABV GRD	08-07-2019			334	3	MEAS+INSPCTD							
341	11-03-2008	9	ALTERATION	1,200					03-02-2012				317	15	PERMIT VISIT						
82	04-15-2005	11	POOL	6,000					09-09-2009				317	15	PERMIT VISIT						
									01-09-2009				317	15	PERMIT VISIT						
									12-12-2005				311	15	PERMIT VISIT						
									04-21-2004				317	3	MEAS+INSPCTD						
									04-01-2004				250	22	MAILER SENT						
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				15,004	SF	5.77	1.000	5	LAND	1.00	MA	1.00		0		1.000	5.77	86,600
Total Card Land Units							0.344	AC	Parcel Total Land Area: 0.3444							Total Land Value					86,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt 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	2	CLAPBOARD	Code	Description	
Exterior Wall 2	1	WOOD SHING	101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	5	LINO/VINYL	Adj Base Rate	86.43	
Interior Floor 2	3	HARDWOOD	RCN	227,555	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1967	
AC Type	01	NONE	Effective Year Built	1988	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	30	
Total Rooms	7		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	70	
Extra Kitchen St			RCNLD	159,300	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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
02	SHED/FR			L	112	7.48	1989	60	0.00	AV	A	1.00	500
07	POOLA-C	OB	Outbuildi	L	24	69.00	2005	70	0.00	GD	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	988		19.56	19,321	
FFL	1ST FLOOR	1,220	1,220		97.58	119,047	
GAR	GARAGE	0	264		39.18	10,343	
TQS	3/4 STORY	741	988		73.18	72,306	
WDK	WOOD DECK	0	481		13.59	6,538	
Ttl Gross Liv / Lease Area		1,961	3,941	2,332		227,555	

