

Property Location

51 MELWOOD AV

Map ID

16/ 37/ 5/ 1

Bldg Name

State Use

101

Vision ID

762

Account #

784

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 10:37:41

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
RICHARDS GARY STEVEN RICHARDS DOUGLAS MARK 51 MELWOOD AVE EAST LONGMEADOW MA 01028 GIS ID F_377818_2849640		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	146900	146,900												
		DRAINAGE		VIEW	COMMUNITY	RES LAND	101	87100	87,100												
						RESIDNTL.	101	400	400												
SUPPLEMENTAL DATA						Total				234,400	234,400										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
RICHARDS GARY STEVEN RICHARDS PATTY LE RICHARDS ,GARY ST RICHARDS PATTY D		19313	0267	06-22-2012	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed							
		08500	0474	07-23-1993	U	I	1	1A	2019	101	125,500	2018	101	115,900							
		04938	0299	05-07-1980	U	I	0		101	84,500	101	84,500	2017	101	114,000						
									101	400	101	400	101	82,400							
								Total	210400	Total	200800	Total	196800								
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								APPRAISED VALUE SUMMARY										
Nbhd			Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)										
0001							101		MA		Appraised Xf (B) Value (Bldg)										
										Appraised Ob (B) Value (Bldg)											
										Appraised Land Value (Bldg)											
										Special Land Value											
										Total Appraised Parcel Value											
										Valuation Method											
										Adjustment											
										Net Total Appraised Parcel Value											
										234,400											
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							
									08-07-2019			334	3	MEAS+INSPCTD							
									04-06-2012			317	16	FIELDREV CHG							
									04-27-2004			318	14	INSPECTED							
									04-01-2004			250	22	MAILER SENT							
									02-18-2004			311	2	MEASURED							
									04-30-1980			500	3	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				16,100 SF	5.41	1.000	5	LAND	1.00	MA	1.00			0		1.000	5.41	87,100
Total Card Land Units							0.370	AC	Parcel Total Land Area: 0.3696							Total Land Value					87,100

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	1.50	1 1/2 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		91.54
Interior Floor 1	4	CARPET	RCN		209,922
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1957
Heat Type	1	FORCED H/A	Effective Year Built		1988
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		30
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		70
Extra Kitchens	0		RCNLD		146,900
Extra Kitchen St			Dep % Ovr		
FBM Sqft	494		Dep Ovr Comment		
FBM Quality	1		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	80	7.48	2013	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	988		21.63	21,370	
FFL	1ST FLOOR	1,156	1,156		107.93	124,766	
GAR	GARAGE	0	336		43.04	14,462	
HST	HALF STORY	371	741		54.04	40,042	
STG	STORAGE	0	30		43.17	1,295	
UHS	UNFIN HALF STORY	0	247		32.34	7,987	
Ttl Gross Liv / Lease Area		1,527	3,498	1,945		209,922	

