

Property Location

10 MELWOOD AV

Map ID

17/ 6/ 4/ /

Bldg Name

State Use

101

Vision ID

886

Account #

910

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 10:57:34

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
LEONARD GREGORY M SHAW MEGAN L 10 MELWOOD AV EAST LONGMEADOW MA 01028 GIS ID F_377643_2848850		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	138500	138,500		
						RES LAND	101	86900	86,900		
						RESIDNTL.	101	5200	5,200		
		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				230,600	230,600

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
LEONARD GREGORY M PERKINS,JENNIFER BREGA PERKINS,MARK A. SANDERSON LILLIAN MARY L E, SANDERSON ROBERT ALLEN +		14977	0213	04-26-2005	U	I	204,000	1 1A 0	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		12389	0528	06-13-2002	U	I	1		2019	101	134,800	2018	101	125,100	2017	101	122,900
		10264	0186	04-30-1998	U	I	126,000			101	84,400		101	84,400		101	82,300
		07800	0045	09-06-1991	U	I	1			101	5,200		101	5,200		101	5,200
		02900	0033	08-27-1962	U	I	0		Total		224400	Total		214700	Total		210400

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) 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 138,500 0 5,200 86,900 0 230,600 C 230,600									
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	
201401810	06-03-2014	62	SOLAR	40,800	03-19-2015	100	03-19-2015	16X18 OFF REAR	03-19-2015			317	15	PERMIT VISIT	
201303092	12-15-2013	4	ADDITION	30,000	05-23-2014	100	05-23-2014		05-23-2014			317	3	MEAS+INSPCTD	
									05-12-2014			105	15	PERMIT VISIT	
									04-01-2004			319	22	MAILER SENT	
									02-17-2004			311	2	MEASURED	
									06-14-1991			131	14	INSPECTED	
								06-03-1980			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				15,680	SF	5.54	1.000	5	LAND	1.00	MA	1.00			0		1.000	5.54	86,900	
Total Card Land Units							0.360	AC	Parcel Total Land Area: 0.3600							Total Land Value							86,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			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	4	CARPET	Adj Base Rate		95.88
Interior Floor 2	3	HARDWOOD	RCN		197,818
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1952
AC Type	03	FULL	Effective Year Built		1988
Bedrooms	3		Depreciation Code		GD
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		30
Total Rooms	6		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		70
Extra Kitchen St			RCNLD		138,500
FBM Sqft	672		Dep % Ovr		
FBM Quality	3		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
03	GARAGE	OB	Outbuildi	L	308	28.18	1958	60	0.00	AV	A	1.00	5,200
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1988	70	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,025		23.23	23,812	
FFL	1ST FLOOR	1,313	1,313		116.16	152,516	
GAR	GARAGE	0	308		46.39	14,287	
OFP	OPEN PORCH	0	65		12.51	813	
WDK	WOOD DECK	0	394		16.22	6,389	
Ttl Gross Liv / Lease Area		1,313	3,105	1,703		197,818	

