

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT														
PHILBIN SEAN M 12 MELODY LN EAST LONGMEADOW MA 01028 GIS ID F_381449_2854251												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW							
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	130200		130,200									
												RES LAND		101	86400		86,400									
				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		216,600		216,600										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
PHILBIN SEAN M PHILBIN DOROTHY F				09461 03076		0050 0354		04-25-1996 11-20-1964		U U		I I		1 0		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
																		2020	101 101	123,400 86,400	2019	101 101	120,000 83,900	2018	101 101	110,800 83,900
																		Total		209800		Total		203900		Total
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																										
Nbhd		Nbhd Name		B		Tracing		Batch																		
0001						101		MA																		
NOTES																										
NO VISUAL CHANGE 3/2017																										
REMOVED NC																										
APPRAISED VALUE SUMMARY																										
Appraised BLDG. Value (Card)																130,200										
Appraised Xf (B) Value (Bldg)																0										
Appraised Ob (B) Value (Bldg)																0										
Appraised Land Value (Bldg)																86,400										
Special Land Value																0										
Total Appraised Parcel Value																216,600										
Valuation Method																C										
Adjustment																										
Net Total Appraised Parcel Value																216,600										
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			
																		03-03-2017			317	15	PERMIT VISIT			
																		04-22-2016			317	15	PERMIT VISIT			
																		04-10-2015			317	15	PERMIT VISIT			
																		12-12-2014			317	14	INSPECTED			
																		10-10-2014			317	2	MEASURED			
																		11-22-2003			274	3	MEAS+INSPCTD			
																		07-24-1980			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	RC				14,166 SF	6.1	1.000	5	LAND	1.00	MA	1.00			0		1.000	6.1	86,400					
Total Card Land Units							0.325	AC	Parcel Total Land Area: 0.3252							Total Land Value							86,400			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
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	
Exterior Wall 2			101	ONE FAM	
Roof Structure	3	GAMBREL		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	94.79	
Interior Floor 2	4	CARPET	RCN	228,481	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1964	
AC Type	01	NONE	Effective Year Built	1975	
Bedrooms	5		Depreciation Code	AV	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	8		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	57	
Extra Kitchen St			RCNLD	130,200	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	2		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	864		21.63	18,689	
FFL	1ST FLOOR	864	864		108.03	93,337	
GAR	GARAGE	0	576		43.14	24,847	
OFP	OPEN PORCH	0	48		11.25	540	
OSP	SCRN PORCH	0	144		16.50	2,377	
SFL	2ND FLOOR	821	821		108.03	88,692	
Ttl Gross Liv / Lease Area		1,685	3,317	2,115		228,481	

