

Property Location

2 MELODY LN

Map ID

25/ 92/ 1/ /

Bldg Name

State Use

101

Vision ID

1700

Account #

1736

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 12:46:14

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
ANDERSON THOMAS ANDERSON CYNTHIA 2 MELODY LN EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	190300	190,300		
						RES LAND	101	80600	80,600		
						RESIDNTL.	101	1800	1,800		
		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#					
GIS ID F_381561_2853726						Total				272,700	272,700

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ANDERSON THOMAS FAITH TABERNABLE INC, DEMONTIGNY BEVERLY B		12237	0356	03-27-2002	U	I	195,000	1K	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		09629	0164	09-23-1996	U	I	155,000		2020	101	180,400	2019	101	175,400	2018	101	162,100
		04028	0124	08-22-1974	U	I	0			101	80,600		101	78,300		101	78,300
										101	1,800		101	1,600		101	1,600
		Total						Total		262800	Total		255300	Total		242000	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 190,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,800 Appraised Land Value (Bldg) 80,600 Special Land Value 0 Total Appraised Parcel Value 272,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 272,700		
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									

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	
201203478	11-20-2012	12	REROOF	15,000				NVC	08-05-2019			334	2	MEASURED	
139	05-07-2008	26	GAZEBO	2,200		0		10` DIAMETER	05-29-2013			317	15	PERMIT VISIT	
35	03-10-2000	12	REROOF	4,900				NVC	12-19-2008			317	15	PERMIT VISIT	
157	01-01-1986	MN	Manual Note					ADDITION	05-07-2004			318	14	INSPECTED	
									03-26-2004			250	22	MAILER SENT	
									11-22-2003			274	2	MEASURED	
									01-18-2001			247	15	PERMIT VISIT	

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				10,172 SF	8.34	1.000	5	LAND	0.95	MA	1.00	BCOR		0		1.000	7.92	80,600		
Total Card Land Units							0.234	AC	Parcel Total Land Area: 0.2335							Total Land Value							80,600

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	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					88.53		
Interior Floor 1	4		CARPET			RCN					271,896		
Interior Floor 2	3		HARDWOOD			Net Other Adj							
Heat Fuel	2		GAS			Year Built					1965		
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	8					External Obsol							
Bath Style	A		AVERAGE			Cost Trend Factor					1		
Half Bath Style						Condition							
Kitchens	1					% Complete							
Kitchen Style	G		GOOD			Overall % Condition					70		
Extra Kitchens	0					RCNLD					190,300		
Extra Kitchen St						Dep % Ovr							
FBM Sqft						Dep Ovr Comment							
FBM Quality						Misc Imp Ovr							
Fireplaces	2					Misc Imp Ovr Comment							
WS Flues						Cost to Cure Ovr							
Central Vac	1		YES			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	96	7.48	1975	60	0.00	AV	A	1.00	400
2	GAZEBO			L	92	18.00	2008	70	0.00	GD	G	1.25	1,400
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
BMT	BASEMENT					0	1,152		20.29	23,378			
FFL	1ST FLOOR					1,152	1,152		101.64	117,093			
GAR	GARAGE					0	528		40.62	21,447			
HST	HALF STORY					408	816		50.82	41,471			
OPF	OPEN PORCH					0	64		9.53	610			
TQS	3/4 STORY					648	864		76.23	65,865			
WDK	WOOD DECK					0	140		14.52	2,033			
Ttl Gross Liv / Lease Area						2,208	4,716	2,675			271,896		

