

Property Location

7 MELODY LN

Map ID

25/ 98/ 10/ /

Bldg Name

State Use

101

Vision ID

1706

Account #

1742

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 12:47:05

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
35 DAY AVENUE LLC 3217 S DECKER LAKE DR SALT LAKE CITY MA 84119		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	128100	128,100												
						RES LAND	101	84800	84,800												
						RESIDNTL.	101	300	300												
		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_381658_2854005						Total					213,200	213,200									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
35 DAY AVENUE LLC EMTAY INC DLJ MORTGAGE CAPITAL INC US BANK TRUST NATIONAL ASSOC TR PAULETTE GARY J		23165	4	04-10-2020	U	I	157,500	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		23164	397	04-10-2020	U	I	155,511	1S	2020	101	89,100	2019	101	86,700	2018	101	80,400				
		23164	394	04-10-2020	U	I	1	1B		101	84,800		101	82,300		101	82,300				
		22597	397	03-25-2019	U	I	170,000	1L		101	300		101	300		101	300				
		07575	0206	10-25-1990	U	I	126,500		Total		174200	Total		169300	Total		163000				
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) 128,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 300 Appraised Land Value (Bldg) 84,800 Special Land Value 0 Total Appraised Parcel Value 213,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 213,200												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		MA													
NOTES																					
OPEN BP202001573=RECK 6/2021 OR UPON OC 25% 7/2/2020																					
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							
20201573	05-13-2020	4	ADDITION	100,000	07-02-2020	25		ADD 2ND FLR, STIP	07-02-2020			334	15	PERMIT VISIT							
									08-05-2019			334	2	MEASURED							
									01-04-2013			317	16	FIELDREV CHG							
									04-28-2004			317	14	INSPECTED							
									03-31-2004			250	22	MAILER SENT							
									11-25-2003			274	2	MEASURED							
									06-26-1992			131	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				10,153 SF	8.35	1.000	5	LAND	1.00	MA	1.00			0		1.000	8.35	84,800
Total Card Land Units							0.233	AC	Parcel Total Land Area:				0.2331	Total Land Value							84,800

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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+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 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	3	HARDWOOD	Adj Base Rate	93.00	
Interior Floor 2			RCN	278,411	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1965	
AC Type	03	FULL	Effective Year Built	2001	
Bedrooms	3		Depreciation Code	VG	
Full Baths	3		Remodel Rating	05	
Half Baths	1		Year Remodeled	2020	
Extra Fixtures	0		Depreciation %	17	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition	NC	
Kitchen Style	G	GOOD	% Complete	46	
Extra Kitchens	0		Overall % Condition	46	
Extra Kitchen St			RCNLD	128,100	
FBM Sqft	504		Dep % Ovr		
FBM Quality	1		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	64	7.48	2005	60	0.00	AV	A	1.00	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,008		24.84	25,040	
FFL	1ST FLOOR	1,008	1,008		123.96	124,950	
SFL	2ND FLOOR	1,008	1,008		123.96	124,950	
WDK	WOOD DECK	0	200		17.35	3,471	
Ttl Gross Liv / Lease Area		2,016	3,224	2,246		278,411	

