

Property Location Vision ID 616		20 MELWOOD AV Account # 637		Map ID 16/ 1/ 7/ / Bldg # 1		Bldg Name Sec # 1 of 1		Card # 1 of 1		State Use 101 Print Date 11-03-2020 10:09:18	
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CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
DUDLEY PHILIP J DUDLEY JOAN T 20 MELWOOD AV EAST LONGMEADOW MA 01028 GIS ID F_377621_2849095		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed											
		DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	117100	117,100											
						RES LAND	101	87100	87,100											
						RESIDNTL.	101	7300	7,300											
		SUPPLEMENTAL DATA				Total				211,500	211,500									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
DUDLEY PHILIP J MARCOTTE AMY F BARBER JOHN R JR		08451	0529	06-14-1993	U	I	141,000	2020	101	110,800	2019	101	107,600	2018	101	99,200				
		07268	0184	09-15-1989	U	I	147,500		101	87,100	101	84,500	101	84,500						
		05858	0113	07-23-1985	U	I	89,900		101	7,300	101	7,300	101	7,300						
		Total				205200	Total		199400	Total	191000									
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) 117,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 7,300 Appraised Land Value (Bldg) 87,100 Special Land Value 0 Total Appraised Parcel Value 211,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 211,500											
Total			0.00																	
ASSESSING NEIGHBORHOOD																				
Nbhd		Nbhd Name		B		Tracing		Batch												
0001						101		MA												
NOTES																				
266 SF LB																				
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						
201702975	11-27-2017	91	INSULATION	4,200		0			07-15-2016 02-17-2004 04-30-1980	02		317 311 500	2 3 3	MEASURED MEAS+INSPCTD 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				16,193 SF	5.38	1.000	5	LAND	1.00	MA	1.00		0		1.000	5.38	87,100
Total Card Land Units							0.372	AC	Parcel Total Land Area: 0.3717							Total Land Value				87,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
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	1	WOOD SHING	Code	Description	Percentage
Exterior Wall 2			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		104.33
Interior Floor 1	3	HARDWOOD	RCN		185,824
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1950
Heat Type	1	FORCED H/A	Effective Year Built		1981
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	4		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		117,100
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			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
03	GARAGE	OB	Outbuildi	L	364	28.18	1950	60	0.00	AV	A	1.00	6,200
02	SHED/FR			L	96	7.48	1950	50	0.00	FR	A	1.00	400
02	SHED/FR			L	48	7.48	1998	50	0.00	FR	A	1.00	200
22	WOOD DK			L	96	9.20		60	0.00	AV	A	1.00	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	750		23.24	17,432	
EFB	ENCL PORCH	0	84		34.59	2,905	
FFL	1ST FLOOR	1,016	1,016		116.21	118,072	
HST	HALF STORY	375	750		58.11	43,580	
WDK	WOOD DECK	0	239		16.05	3,835	
Ttl Gross Liv / Lease Area		1,391	2,839	1,599		185,824	

