

Property Location

53 MELROSE AV

Map ID

14A/ 93/ 370B/ /

Bldg Name

State Use

101

Vision ID

6795

Account #

6915

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 12:50:39

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW																	
PHAM DUNG VAN + YEN HOANG 53 MELROSE AV EAST LONGMEADOW MA 01028 GIS ID F_377463_2852740		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code				Appraised		Assessed													
										RESIDNTL.		101				253100		253,100													
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101				84800		84,800													
		SUPPLEMENTAL DATA																													
		Alt Prcl ID SP Permit Chapter Land OC Dates 8/5/2015 In+Ex FY Mailed						Received NIA Field 8 Field 9 Field 10 Assoc Pid#																							
										Total		337,900		337,900																	
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
PHAM DUNG VAN + YEN HOANG CARABETTA MICHAEL TURNER GEORGE E, HEIRS + DEVISEES O		20879 18082 0000		0431 0389 0000		09-22-2015 11-19-2009		Q U U		I I		302,000 165,000 0		00 1V		Year		Code		Assessed		Year		Code		Assessed					
														2020		101		243,000		2019		101		236,600		2018		101		219,700	
																101		84,800		101		82,300		101		82,300					
																Total		327800		Total		318900		Total		302000					
EXEMPTIONS																															
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int															

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		Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	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		95.18
Interior Floor 1	3	HARDWOOD	RCN		260,979
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		2014
Heat Type	1	FORCED H/A	Effective Year Built		2015
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		3
Extra Fixtures			Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		97
Extra Kitchens			RCNLD		253,100
Extra Kitchen St			Dep % Ovr		
FBM Sqft	360		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac			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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	756		24.96	18,873	
FFL	1ST FLOOR	756	756		124.99	94,492	
GAR	GARAGE	0	456		49.89	22,748	
OFP	OPEN PORCH	0	20		12.50	250	
SFL	2ND FLOOR	972	972		124.99	121,490	
WDK	WOOD DECK	0	180		17.36	3,125	
Ttl Gross Liv / Lease Area		1,728	3,140	2,088		260,979	

