

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																								
OLSON BRUCE R OLSON SUZANNE M 88 MELWOOD AV EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	245300		245,300																			
												RES LAND		101	88300		88,300																			
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1300		1,300																			
GIS ID F_377499_2850322				Mailed				Assoc Pid#				Total		334,900		334,900																				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																				
OLSON BRUCE R BUCKLEY JOSEPH J + ED SPEIGHT CO INC SPEIGHT SPEIGHT				09540		0470		06-28-1996		U		I		185,000				Year		Code	Assessed		Year		Code	Assessed										
				07640		0196		02-13-1991		U		I		1		1F		2020		101	236,000		2019		101	229,900		2018		101	216,000					
				06996		0416		10-19-1988		U		I		1		1A				101	88,300				101	85,800				101	85,800					
				06996		0415		10-19-1988		U		I		1		1A				101	1,300				101	1,300				101	1,300					
				05492		0216		08-31-1983		U		I		0		1A				Total		325600		Total		317000		Total		303100						
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																																				
												Appraised BLDG. Value (Card)										245,300														
												Appraised Xf (B) Value (Bldg)										0														
												Appraised Ob (B) Value (Bldg)										1,300														
												Appraised Land Value (Bldg)										88,300														
												Special Land Value										0														
												Total Appraised Parcel Value										334,900														
												Valuation Method										C														
												Adjustment																								
												Net Total Appraised Parcel Value										334,900														
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								
362		12-01-1988		MN		Manual Note		48,000								SFR		07-15-2016 04-01-2004 02-19-2004 07-01-1991 01-25-1990 01-09-1989 06-06-1981		02				317 250 311 131 105 105 500		2 22 2 3 16 15 14		MEASURED MAILER SENT MEASURED MEAS+INSPCTD FIELDREV CHG PERMIT VISIT INSPECTED								
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						19,578		SF	4.51		1.000	5	LAND	1.00	MA	1.00			0				1.000	4.51	88,300							
Total Card Land Units																		0.449		AC	Parcel Total Land Area: 0.4494				Total Land Value										88,300	

Property Location 88 MELWOOD AV
 Vision ID 686 Account # 708

Map ID 16/ 16/ 28/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 11-03-2020 10:19:57

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
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	Percentage
Exterior Wall 2			101	ONE FAM	100
Roof Structure	3	GAMBREL			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		89.53
Interior Floor 1	4	CARPET	RCN		302,892
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1988
Heat Type	1	FORCED H/A	Effective Year Built		1999
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		19
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		81
Extra Kitchens	0		RCNLD		245,300
Extra Kitchen St			Dep % Ovr		
FBM Sqft	672		Dep Ovr Comment		
FBM Quality	3		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
02	SHED/FR			L	288	7.48	1988	60	0.00	AV	A	1.00	1,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	960		23.58	22,637	
FFL	1ST FLOOR	1,240	1,240		117.90	146,199	
GAR	GARAGE	0	528		47.12	24,877	
OFP	OPEN PORCH	0	28		12.63	354	
PAT	PATIO	0	224		5.79	1,297	
SFL	2ND FLOOR	912	912		117.90	107,527	
Ttl Gross Liv / Lease Area		2,152	3,892	2,569		302,892	

