

State Use 101
Print Date 11-03-2020 10:23:07

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
NOLAN BRIAN P NOLAN LISA G 100 MELWOOD AV EAST LONGMEADOW MA 01028 GIS ID F_377520_2850563												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	233900		233,900								
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	87700		87,700								
												RESIDNTL.		101	16900		16,900								
				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#																					
														Total		338,500		338,500							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
NOLAN BRIAN P CLAFFEY JOHN M, CLAFFEY JOHN M + BARBARAA, MAZZA CHARLES J + JO ANN SPEIGHT ED + CO INC				18785 0572		05-26-2011		U		I		301,000		1 1F		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				13471 0412		08-05-2003		U		I		1		2020	101	224,100	2019	101	204,500	2018	101	188,600			
				09469 0119		04-30-1996		U		I		184,500			101	87,700		101	85,000		101	85,000			
				08441 0287		06-04-1993		U		I		168,000			101	16,900		101	16,900		101	16,900			
				07482 0050		06-20-1990		U		I		226,500			Total	328700		Total	306400		Total	290500			
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												APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 233,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 16,900 Appraised Land Value (Bldg) 87,700 Special Land Value 0 Total Appraised Parcel Value 338,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 338,500													
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								
202000915	03-10-2020	91	INSULATION		3,614			0		INGROUND SFR		08-07-2019			334	2	MEASURED								
201201268	03-16-2012	GEN	GENERATOR		5,000							06-01-2012			317	15	PERMIT VISIT								
38	03-13-2000	11	POOL		15,499							02-19-2004			311	3	MEAS+INSPCTD								
343	11-01-1987	MN	Manual Note		68,000							01-16-2001			247	15	PERMIT VISIT								
												11-17-1988			107	15	PERMIT VISIT								
											03-10-1988			130	2	MEASURED									
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				17,708 SF	4.95	1.000	5	LAND	1.00	MA	1.00			0		1.000	4.95	87,700				
Total Card Land Units							0.407 AC	Parcel Total Land Area: 0.4065							Total Land Value							87,700			

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	8	BRICK VENR	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		88.60
Interior Floor 1	4	CARPET	RCN		288,748
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1987
Heat Type	1	FORCED H/A	Effective Year Built		1999
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		19
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		81
Extra Kitchens	0		RCNLD		233,900
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
11	POOL I-V	OB	Outbuildi	L	648	29.00	2000	70	0.00	GD	G	1.25	16,400
GEN	GENERATO			B	0	0.00	1995	81	1.00	AV	A	1.00	0
02	SHED/FR			L	120	7.48	2013	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	960		21.65	20,779	
EPF	ENCL PORCH	0	180		32.47	5,844	
FFL	1ST FLOOR	1,280	1,280		108.23	138,530	
GAR	GARAGE	0	480		43.29	20,779	
OPF	OPEN PORCH	0	80		10.82	866	
SFL	2ND FLOOR	912	912		108.23	98,702	
WDK	WOOD DECK	0	212		15.32	3,247	
Ttl Gross Liv / Lease Area		2,192	4,104	2,668		288,748	

