

Property Location

105 MELWOOD AV

Map ID

16/ 27/ 42/ /

Bldg Name

State Use

101

Vision ID

751

Account #

773

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 10:29:13

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
TORRES JANESEA MARIE 105 MELWOOD AV EAST LONGMEADOW MA 01028 GIS ID F_377697_2850723		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	172800	172,800												
						RES LAND	101	93200	93,200												
						RESIDNTL.	101	11700	11,700												
		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#															
						Total				277,700	277,700										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
TORRES JANESEA MARIE MAZZA THOMAS J CLOUTIER PAUL G +, MILLER		21663	0322	05-01-2017	Q	I	280,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		16489	0598	02-05-2007	U	I	275,000		2020	101	168,200	2019	101	163,500	2018	101	151,000				
		6302	0538	11-26-1986	U	I	147,000			101	93,200		101	90,600		101	90,600				
		03824	0457	07-25-1973	U	I	0			101	11,700		101	11,700		101	11,700				
		Total						Total		273100	Total		265800	Total		253300					
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) 172,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 11,700 Appraised Land Value (Bldg) 93,200 Special Land Value 0 Total Appraised Parcel Value 277,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 277,700												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
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							
181	06-01-1988	MN	Manual Note	15,300				POOL I	09-09-2016			317	2	MEASURED							
									04-19-2004			318	14	INSPECTED							
									04-01-2004			AO	22	MAILER SENT							
									02-20-2004			311	2	MEASURED							
									07-01-1991			131	3	MEAS+INSPCTD							
									12-13-1988			150	15	PERMIT VISIT							
									04-29-1980			500	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	RB				33,293 SF	2.8	1.000	5	LAND	1.00	MA	1.00			0		1.000	2.8	93,200
Total Card Land Units							0.764	AC	Parcel Total Land Area:				0.7643	Total Land Value							93,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage	1	
Grade	C	AVERAGE	#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	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		92.40
Interior Floor 1	3	HARDWOOD	RCN		240,029
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1973
Heat Type	1	FORCED H/A	Effective Year Built		1990
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		28
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		72
Extra Kitchens	0		RCNLD		172,800
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	1988	60	0.00	AV	A	1.00	11,300
02	SHED/FR			L	80	7.48	1988	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,124		20.96	23,563
EFB	ENCL PORCH	0	140		31.42	4,398
FFL	1ST FLOOR	1,124	1,124		104.72	117,711
SFL	2ND FLOOR	850	850		104.72	89,016
WDK	WOOD DECK	0	366		14.59	5,341
Ttl Gross Liv / Lease Area		1,974	3,604	2,292		240,029

