

Property Location

95 MELWOOD AV

Map ID

16/ 29/ 40/ /

Bldg Name

State Use

101

Vision ID

753

Account #

775

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 10:29:28

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
WELCH JOANNE M 95 MELWOOD AV EAST LONGMEADOW MA 01028 GIS ID F_377718_2850461		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																							
										RESIDNTL.		101		165900		165,900																							
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		86700		86,700																							
										RESIDNTL.		101		200		200																							
SUPPLEMENTAL DATA										Total								252,800		252,800																			
Alt Prcl ID		SP Permit		Chapter Land		OC Dates		In+Ex FY		Received		NIA		Field 8		Field 9		Field 10		Assoc Pid#																			
Mailed																																							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
WELCH JOANNE M WELCH JEAN HEIRS +		09478 03686		0448 0386		05-09-1996 05-01-1972		U U		I I		50,000 0		1A		Year		Code		Assessed		Year		Code		Assessed													
														2020		101		161,800		2019		101		157,400		2018		101		145,800									
																101		86,700				101		84,200		101		84,200											
																		200		200				101		200		200											
Total										248700		Total		241800		Total		230200																					
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) 165,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 200 Appraised Land Value (Bldg) 86,700 Special Land Value 0 Total Appraised Parcel Value 252,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 252,800																																							
BUILDING PERMIT RECORD																																							
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments																							
VISIT / CHANGE HISTORY																																							
Date		Type		Is		Id		Cd		Purpose/Result																													
07-15-2016		02				317		2		MEASURED																													
04-01-2004						250		22		MAILER SENT																													
02-19-2004						311		2		MEASURED																													
07-01-1991						181		3		MEAS+INSPCTD																													
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								15,000 SF		5.78		1.000		5		LAND		1.00		MA		1.00				0		1.000		5.78		86,700	
Total Card Land Units										0.344		AC		Parcel Total Land Area: 0.3444										Total Land Value										86,700					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	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		95.78
Interior Floor 1	4	CARPET	RCN		230,367
Interior Floor 2	3	HARDWOOD	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	7		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		165,900
Extra Kitchen St			Dep % Ovr		
FBM Sqft	571		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	48	7.48	1973	50	0.00	FR	F	0.90	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	816		22.47	18,335	
FFL	1ST FLOOR	1,008	1,008		112.48	113,384	
SFL	2ND FLOOR	850	850		112.48	95,611	
WDK	WOOD DECK	0	192		15.82	3,037	
Ttl Gross Liv / Lease Area		1,858	2,866	2,048		230,367	

