

Property Location

85 MELWOOD AV

Map ID

16/ 31/ 38/ /

Bldg Name

State Use

101

Vision ID

756

Account #

778

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 10:29:51

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
FRENCH CHRISTOPHER J FRENCH JENNY R 85 MELWOOD AV EAST LONGMEADOW MA 01028 GIS ID F_377737_2850264		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																							
										RESIDNTL.		101		152300		152,300																							
										RES LAND		101		86700		86,700																							
		DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		2400		2,400																							
SUPPLEMENTAL DATA										Total								241,400		241,400																			
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)																									
FRENCH CHRISTOPHER J CASE DONALD E + MARY E L E, CASE DONALD E		11209		0459		05-30-2000		U		I		127,000		1A		Year		Code		Assessed		Year		Code		Assessed													
		07102		0083		02-22-1989		U		I		1				2020		101		144,400		2019		101		140,500													
		03689		0317		05-09-1972		U		I		0						101		86,700		2018		101		84,200													
																		101		2,400				101		2,400													
Total										233500		Total		227100		Total		212900																					
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) 152,300 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,400 Appraised Land Value (Bldg) 86,700 Special Land Value 0 Total Appraised Parcel Value 241,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 241,400																																							
BUILDING PERMIT RECORD																																							
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result											
77		03-28-2006		11		POOL		5,000								18` ABV GRD		05-10-2018						333		3		MEAS+INSPCTD											
296		11-03-2003		4		ADDITION		2,000								OC 7/22/2005		03-23-2007						311		2		MEASURED											
107		05-01-1988		MN		Manual Note		1,700								PORCH		03-23-2007						311		15		PERMIT VISIT											
																		12-12-2005						311		15		PERMIT VISIT											
																		12-20-2004						311		15		PERMIT VISIT											
																		02-19-2004						311		3		MEAS+INSPCTD											
																		01-29-2004						296		15		PERMIT VISIT											
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	05	CAPE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	97.73	
Interior Floor 2	3	HARDWOOD	RCN	217,555	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1967	
AC Type	03	FULL	Effective Year Built	1988	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	152,300	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

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	96	7.48	2001	70	0.00	GD	A	1.00	500
22	WOOD DK			L	120	9.20	2006	70	0.00	GD	G	1.25	1,000
07	POOLA-C	OB	Outbuildi	L	18	69.00	2006	70	0.00	GD	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		22.58	20,590	
EFB	ENCL PORCH	0	140		33.94	4,752	
FFL	1ST FLOOR	1,104	1,104		113.13	124,899	
GAR	GARAGE	0	336		45.12	15,160	
HST	HALF STORY	456	912		56.57	51,589	
OFF	OPEN PORCH	0	48		11.78	566	
Ttl Gross Liv / Lease Area		1,560	3,452	1,923		217,555	

