

Property Location		51 MELWOOD AV		Map ID		16/ 37/ 5/ 1		Bldg Name		Sec # 1 of 1		Card # 1 of 1		State Use 101		Print Date 11-03-2020 10:30:44	
Vision ID		762		Account #		784		Bldg #		1							

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
RICHARDS GARY STEVEN RICHARDS DOUGLAS MARK 51 MELWOOD AVE EAST LONGMEADOW MA 01028 GIS ID F_377818_2849640		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	154900	154,900		
						RES LAND	101	87100	87,100		
						RESIDNTL.	101	400	400		
		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				242,400	242,400

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
RICHARDS GARY STEVEN RICHARDS PATTY LE RICHARDS ,GARY ST RICHARDS PATTY D		19313	0267	06-22-2012	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		08500	0474	07-23-1993	U	I	1	1A	2020	101	146,900	2019	101	125,500	2018	101	115,900
		04938	0299	05-07-1980	U	I	0			101	87,100		101	84,500		101	84,500
										101	400		101	400		101	400
		Total						234400		Total		210400		Total		200800	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor	
Year	Code	Description	Amount	Code	Description	YEAR	Amount		
Total			0.00						

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			101
Batch			
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
									08-07-2019			334	3	MEAS+INSPCTD
									04-06-2012			317	16	FIELDREV CHG
									04-27-2004			318	14	INSPECTED
									04-01-2004			250	22	MAILER SENT
									02-18-2004			311	2	MEASURED
									04-30-1980			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				16,100 SF	5.41	1.000	5	LAND	1.00	MA	1.00			0		1.000	5.41	87,100
Total Card Land Units							0.370	AC	Parcel Total Land Area: 0.3696							Total Land Value					87,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
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	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	Percentage
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		97.38
Interior Floor 2	3	HARDWOOD	RCN		221,281
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1957
AC Type	03	FULL	Effective Year Built		1988
Bedrooms	3		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	A	AVERAGE	Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition		70
Extra Kitchen St			RCNLD		154,900
FBM Sqft	494		Dep % Ovr		
FBM Quality	1		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	80	7.48	2013	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	988		22.80	22,526	
FFL	1ST FLOOR	1,156	1,156		113.77	131,517	
GAR	GARAGE	0	336		45.37	15,245	
HST	HALF STORY	371	741		56.96	42,208	
STG	STORAGE	0	30		45.51	1,365	
UHS	UNFIN HALF STORY	0	247		34.08	8,419	
Ttl Gross Liv / Lease Area		1,527	3,498	1,945		221,281	

