

Property Location

31 MELWOOD AV

Map ID

16/ 41/ 1/ /

Bldg Name

State Use

101

Vision ID

767

Account #

789

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 10:31:29

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																							
DAVE SAMIR N DAVE SABEENA 31 MELWOOD AVE EAST LONGMEADOW MA 01028 GIS ID F_377846_2849230		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																									
										RESIDENTL.		101		146,500		146,500																									
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		88,000		88,000																									
		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								234,500		234,500																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
DAVE SAMIR N CREIGHTON WILLIAM J +,				17952 02884		0059 0432		08-18-2009 06-19-1962		U U		I I		223,000 0		VC		Year		Code		Assessed		Year		Code		Assessed													
																		2020		101		138,600		2019		101		149,700		2018		101		138,000							
																				101		88,000				101		85,400				101		85,400							
																		Total				226600		Total				235100		Total				223400							
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																									
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)								146,500																							
0001						101		MA		Appraised Xf (B) Value (Bldg)								0																							
NOTES																Appraised Ob (B) Value (Bldg)								0																	
																Appraised Land Value (Bldg)								88,000																	
																Special Land Value								0																	
																Total Appraised Parcel Value								234,500																	
																Valuation Method								C																	
																Adjustment																									
																Net Total Appraised Parcel Value								234,500																	
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													
201102582		09-22-2011		25		WINDOWS		3,114								7 REPLACEMENT		08-07-2019						334		2		MEASURED													
25		02-01-2011		MN		Manual Note		1,938								REPLACE ENTRY D		03-02-2012						317		15		PERMIT VISIT													
																		03-02-2012						317		15		PERMIT VISIT													
																		02-10-2010						317		16		FIELDREV CHG													
																		02-18-2004						311		3		MEAS+INSPCTD													
																		07-01-1991						181		3		MEAS+INSPCTD													
																		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								18,450 SF		4.77		1.000		5		LAND		1.00		MA		1.00				0		1.000		4.77		88,000			
Total Card Land Units																0.424		AC		Parcel Total Land Area: 0.4236										Total Land Value										88,000	

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	1.75	1 3/4 STORIES	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		93.17
Interior Floor 1	3	HARDWOOD	RCN		232,549
Interior Floor 2			Net Other Adj		
Heat Fuel	2	GAS	Year Built		1956
Heat Type	1	FORCED H/A	Effective Year Built		1981
AC Type	01	NONE	Depreciation Code		AG
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		37
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		63
Extra Kitchens	0		RCNLD		146,500
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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	988		20.87	20,620	
FFL	1ST FLOOR	1,196	1,196		104.14	124,554	
GAR	GARAGE	0	240		41.66	9,998	
PAT	PATIO	0	48		4.34	208	
TQS	3/4 STORY	741	988		78.11	77,169	
Ttl Gross Liv / Lease Area		1,937	3,460	2,233		232,549	

