

Property Location

14 MELWOOD AV

Map ID

17/ 7/ 5/ /

Bldg Name

State Use

101

Vision ID

894

Account #

919

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 10:49:25

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
LOMBARDI RICHARD P LOMBARDI SANDRA M 14 MELWOOD AV EAST LONGMEADOW MA 01028						Description	Code	Appraised	Assessed												
		TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	146200	146,200												
						RES LAND	101	86900	86,900												
		DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	7800	7,800												
		SUPPLEMENTAL DATA				Total		240,900	240,900												
GIS ID F_377638_2848930		Mailed		Assoc Pid#																	
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
LOMBARDI RICHARD P KEATING STEPHEN R + KRIST KEATING STEPHEN R KEATING MICHAEL W + MEACHAM MARY M		09463	0153	04-26-1996	U	I	116,000	1A	Year	Code	Assessed	Year	Code	Assessed							
		09407	0342	03-04-1996	U	I	1	1A	2020	101	138,400	2019	101	134,500							
		08104	0346	07-08-1992	U	I	62,500			101	86,900		101	84,400							
		07136	0441	04-07-1989	U	I	125,000			101	7,800		101	7,800							
		02278	0491	11-19-1953	U	I	0		Total		233100	Total		226700							
								Total		216200											
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) 146,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 7,800 Appraised Land Value (Bldg) 86,900 Special Land Value 0 Total Appraised Parcel Value 240,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 240,900												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		MA													
NOTES																					
JACUZZI																					
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							
201402099	07-08-2014	62	SOLAR	35,700	03-19-2015	100	03-19-2015	ROOF TOP NVC	03-19-2015			317	15	PERMIT VISIT							
250	08-23-2004	4	ADDITION	60,000				OC 8/16/2005	12-19-2005			311	14	INSPECTED							
122	05-31-1996	MN	Manual Note	2,500				POOLA	08-25-2005			349	3	MEAS+INSPCTD							
									12-20-2004			311	14	INSPECTED							
									05-10-2004			318	14	INSPECTED							
									04-01-2004			250	22	MAILER SENT							
									02-17-2004			311	2	MEASURED							
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				15,680 SF	5.54	1.000	5	LAND	1.00	MA	1.00			0		1.000	5.54	86,900
Total Card Land Units							0.360	AC	Parcel Total Land Area: 0.3600							Total Land Value				86,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	89.64	
Interior Floor 2	4	CARPET	RCN	256,504	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1953	
AC Type	01	NONE	Effective Year Built	1975	
Bedrooms	4		Depreciation Code	AV	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %	43	
Total Rooms	8		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	146,200	
FBM Sqft	548		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	0		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
03	GARAGE	OB	Outbuildi	L	352	28.18	1953	60	0.00	AV	A	1.00	6,000
07	POOL A-C	OB	Outbuildi	L	24	69.00	1996	70	0.00	GD	A	1.00	1,200
22	WOOD DK			L	96	9.20	2002	70	0.00	GD	A	1.00	600
SOL	Solar Panels	EX	Extra Fea	B	1	0.00	1975	57	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,096		20.04	21,969	
EFB	ENCL PORCH	0	168		29.86	5,016	
FFL	1ST FLOOR	1,096	1,096		100.31	109,945	
OPF	OPEN PORCH	0	32		9.40	301	
SFL	2ND FLOOR	1,140	1,140		100.31	114,358	
WDK	WOOD DECK	0	352		13.96	4,915	
Ttl Gross Liv / Lease Area		2,236	3,884	2,557		256,504	

