

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																				
PHILBIN SEAN M 12 MELODY LN EAST LONGMEADOW MA 01028 GIS ID F_381449_2854251												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	135900		135,900															
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	93200		93,200															
				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												Total		229,100		229,100																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																
PHILBIN SEAN M PHILBIN DOROTHY F				09461 03076		0050 0354		04-25-1996 11-20-1964		U U		I I		1 0		1A		Year		Code	Assessed		Year		Code	Assessed						
																		2021		101 101	130,200 86,400		2020		101 101	123,400 86,400		2019		101 101	120,000 83,900	
				Total														Total		216,600		Total		209,800		Total		203,900				
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 Appraised BLDG. Value (Card) 135,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 93,200 Special Land Value 0 Total Appraised Parcel Value 229,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 229,100														
Nbhd		Nbhd Name		B		Tracing		Batch																								
0001						101		MA																								
NOTES																																
NO VISUAL CHANGE 3/2017 REMOVED NC																																
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				
																		03-03-2017						317		15		PERMIT VISIT				
																		04-22-2016						317		15		PERMIT VISIT				
																		04-10-2015						317		15		PERMIT VISIT				
																		12-12-2014						317		14		INSPECTED				
																		10-10-2014						317		2		MEASURED				
																		11-22-2003						274		3		MEAS+INSPCTD				
																		07-24-1980						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		RC						14,166 SF		6.58		1.000	5	LAND	1.00	MA	1.00			0			1.000	6.58	93,200					
Total Card Land Units										0.33		AC	Parcel Total Land Area:			0.33		Total Land Value										93,200				

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	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	3	GAMBREL	Percentage		100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	99.53	
Interior Floor 2	4	CARPET	RCN	238,506	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1964	
AC Type	01	NONE	Effective Year Built	1975	
Bedrooms	5		Depreciation Code	AV	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		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	135,900	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	2		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

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	864		22.58	19,509
FFL	1ST FLOOR	864	864		112.77	97,432
GAR	GARAGE	0	576		45.03	25,937
OFP	OPEN PORCH	0	48		11.75	564
OSP	SCRN PORCH	0	144		17.23	2,481
SFL	2ND FLOOR	821	821		112.77	92,583
Ttl Gross Liv / Lease Area		1,685	3,317	2,115		238,506

