Property Location 123 MELWOOD AV | Map ID 15/ 2/ 46/ / | Bldg Name | State Use 101
Vision ID 386 | Account # 395 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/3/2021 1:03:47 PM

CURRENT OWNER

GREGORY MICHAEL J JR TR
GREGORY KRISTINE A TR
123 MELWOOD AVE

EAST LONGMEADOW MA 01028

GIS ID F_377226_2850748

TOPO TYPE	UTILITY	STREET	LOCATION

TOPO WET	EASEMENT	TRAFFIC	CORNER

DRAINAGE		VIEW	COMMUNITY

SUPPLEMENTAL DATA

Alt Prcl ID	
SP Permit	HO:HO
Chapter Land	
OC Dates	
In+Ex FY	
Mailed	
Received	
NIA	
Field 8	
Field 9	
Field 10	
Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	144900	144,900
RES LAND	101	93600	93,600
RESIDNTL.	101	1600	1,600
	Total	240,100	240,100

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
GREGORY MICHAEL J JR TR	16973	0479	10-10-2007	U	I	1	1A
GREGORY MICHAEL J JR,	04647	0353	08-25-1978	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2021	101	138,800	2020	101	131,600	2019	101	127,900
	101	86,700		101	86,700		101	84,200
	101	1,600		101	1,600		101	1,600
	Total	227,100		Total	219,900		Total	213,700

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001			101	MA

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	144,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,600
Appraised Land Value (Bldg)	93,600
Special Land Value	0
Total Appraised Parcel Value	240,100
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	240,100

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
198	07-01-1993	MN	Manual Note	1,000				ADD DECK
260	09-01-1992	MN	Manual Note	2,400				POOL A
46	03-01-1989	MN	Manual Note	1,000				DECK
85	01-01-1983	MN	Manual Note					PORCH

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
02-06-2017			400	24	ABATEMENT VI
07-15-2016	02		317	2	MEASURED
04-22-2004			317	14	INSPECTED
04-02-2004			250	22	MAILER SENT
03-08-2004			311	2	MEASURED
01-26-1994			105	15	PERMIT VISIT
02-25-1993			131	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	6.24	1.000	5	LAND	1.00	MA	1.00			0			1.000	6.24	93,600
						Total Card Land Units	0.34	AC	Parcel Total Land Area:	0.34												Total Land Value	93,600

Property Location	123 MELWOOD AV		Map ID	15/ 2/ 46/ /		Bldg Name	State Use 101
Vision ID	386	Account # 395		Bldg # 1	Sec # 1 of 1	Card # 1 of 1	Print Date 11/3/2021 1:03:47 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	COLONIAL
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	2.00	2 STORY
Foundation	2	CONC BLOCK
Exterior Wall 1	2	CLAPBOARD
Exterior Wall 2		
Roof Structure	3	GAMBREL
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	2	SOFTWOOD
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	4	
Full Baths	1	
Half Baths	0	
Extra Fixtures	1	
Total Rooms	7	
Bath Style	A	AVERAGE
Half Bath Style		
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	456	
FBM Quality	1	
Fireplaces	1	
WS Flues		
Central Vac	0	NO
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

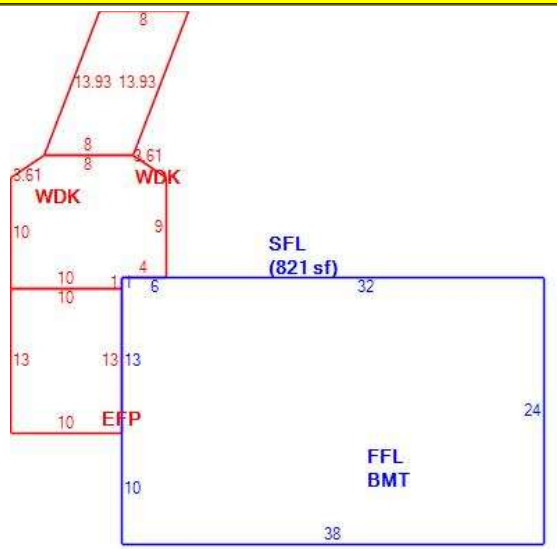
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	101.48
RCN	230,003
Net Other Adj	
Year Built	1967
Effective Year Built	1981
Depreciation Code	AG
Remodel Rating	
Year Remodeled	
Depreciation %	37
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	63
RCNLD	144,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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	1970	60	0.00	AV	A	1.00	400
07	POOL A-C	OB	Outbuildi	L	24	69.00	1992	70	0.00	GD	A	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	912		23.05	21,025
EFP	ENCL PORCH	0	130		34.66	4,505
FFL	1ST FLOOR	912	912		115.52	105,355
SFL	2ND FLOOR	821	821		115.52	94,843
WDK	WOOD DECK	0	262		16.31	4,274
	Ttl Gross Liv / Lease Area	1,733	3,037	1,991		230,003