

State Use 101
Print Date 11/3/2021 1:58:18 PM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
WELCH JOANNE M 95 MELWOOD AV EAST LONGMEADOW MA 01028 GIS ID F_377718_2850461												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	172900		172,900											
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	93600		93,600											
												RESIDNTL.		101	200		200											
				SUPPLEMENTAL DATA												Total		266,700		266,700								
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)															
WELCH JOANNE M WELCH JEAN HEIRS +				09478 0448		05-09-1996		U	I	50,000		1A	Year	Code	Assessed		Year	Code	Assessed		Year	Code	Assessed					
				03686 0386		05-01-1972		U	I	0			2021	101	165,900		2020	101	161,800		2019	101	157,400					
														101	86,700			101	86,700			101	84,200					
														101	200			101	200			101	200					
				Total									Total		252,800		Total		248,700		Total		241,800					
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																		APPROAISED VALUE SUMMARY Appraised BLDG. Value (Card) 172,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 200 Appraised Land Value (Bldg) 93,600 Special Land Value 0 Total Appraised Parcel Value 266,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 266,700										
Nbhd		Nbhd Name			B			Tracing			Batch																	
0001								101			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			
																		07-15-2016 04-01-2004 02-19-2004 07-01-1991 04-29-1980		02			317 250 311 181 500	2 22 2 3 3	MEASURED MAILER SENT MEASURED MEAS+INSPCTD 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				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			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
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	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	100.57	
Interior Floor 2	3	HARDWOOD	RCN	240,177	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1973	
AC Type	03	FULL	Effective Year Built	1990	
Bedrooms	4		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	28	
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	72	
Extra Kitchen St			RCNLD	172,900	
FBM Sqft	571		Dep % Ovr		
FBM Quality	3		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	48	7.48	1973	50	0.00	FR	F	0.90	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	816		23.43	19,116	
FFL	1ST FLOOR	1,008	1,008		117.27	118,212	
SFL	2ND FLOOR	850	850		117.27	99,683	
WDK	WOOD DECK	0	192		16.49	3,166	
Ttl Gross Liv / Lease Area		1,858	2,866	2,048		240,177	

