

Property Location

113 MELWOOD AV

Map ID

15/ 4/ 44/ /

Bldg Name

State Use

101

Vision ID

414

Account #

423

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 12:15:52

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
DAI YINGHUI SHENG XIAOLING 26 WILLOW CIR LONGMEADOW MA 01106		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDENTL.	101	216000	216,000												
						RES LAND	101	103100	103,100												
		DRAINAGE		VIEW	COMMUNITY																
SUPPLEMENTAL DATA						Total				319,100	319,100										
GIS ID F_377423_2850782 Mailed		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Assoc Pid#		Received NIA Field 8 Field 9 Field 10																	
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
DAI YINGHUI EVANS,JUDITH A EVANS JUDITH A/DONALD W,LIFE ESTATE EVANS JUDITH A +, HICKEY		16047	0220	07-07-2006	U	I	330,100		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		15977	0117	06-15-2006	U	I	1	1A	2022	101	192,800	2021	101	184,700	2020	101	174,800				
		11014	0384	11-26-1999	U	I	1	1A		101	93,700		101	86,800		101	86,800				
		06720	0370	12-29-1987	U	I	50,000	1													
		03215	0552	09-22-1966	U	I	0		Total		286,500	Total		271,500	Total		261,600				
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) 216,000 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 103,100 Special Land Value 0 Total Appraised Parcel Value 319,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 319,100												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		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							
36	03-01-1991	MN	Manual Note	1,100				SCRN PORCH	07-15-2016	02		317	2	MEASURED							
133	06-01-1989	MN	Manual Note	4,750				ADDN FGR	03-09-2004			311	3	MEAS+INSPCTD							
38	03-01-1988	MN	Manual Note	14,000				ADDITION	04-13-1992			170	3	MEAS+INSPCTD							
									04-01-1992			107	22	MAILER SENT							
									02-21-1991			131	2	MEASURED							
									01-29-1990			105	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				15,416 SF	6.69	1.000	5	LAND	1.00	MA	1.00			0		1.000	6.69	103,100
Total Card Land Units							0.35	AC	Parcel Total Land Area: 0.35							Total Land Value					103,100

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	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	104.56	
Interior Floor 2	3	HARDWOOD	RCN	308,561	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1967	
AC Type	03	FULL	Effective Year Built	1991	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %	30	
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	70	
Extra Kitchen St			RCNLD	216,000	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	1		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	1,076		23.13	24,884	
EFB	ENCL PORCH	0	168		57.87	9,722	
FFL	1ST FLOOR	1,076	1,076		115.74	124,535	
GAR	GARAGE	0	528		46.25	24,421	
SFL	2ND FLOOR	1,076	1,076		115.74	124,535	
WDK	WOOD DECK	0	20		23.15	463	
Ttl Gross Liv / Lease Area		2,152	3,944			308,561	

