

Property Location

109 MELWOOD AV

Map ID

15/ 5/ 43/ /

Bldg Name

State Use

101

Vision ID

425

Account #

434

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 12:17:20

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
CARDINALE GERARDO TR CARDINALE GERARDINA TR 109 MELWOOD AVE EAST LONGMEADOW MA 01028 GIS ID F_377581_2850811		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																							
										RESIDNTL.		101		260600		260,600																							
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		111000		111,000																							
										RESIDNTL.		101		2400		2,400																							
SUPPLEMENTAL DATA																																							
Alt Prcl ID						Received																																	
SP Permit						NIA																																	
Chapter Land						Field 8																																	
OC Dates						Field 9																																	
In+Ex FY						Field 10																																	
Mailed						Assoc Pid#						Total						374,000		374,000																			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
CARDINALE GERARDO TR CARDINALE GERARDO ,		18972		0004		10-27-2011		U		I		100		1A		Year		Code		Assessed		Year		Code		Assessed													
		04337		0196		10-18-1976		U		I		0				2022		101		234,900		2021		101		225,900													
																101		100,900		2020		101		93,200															
																		101		2,400		101		2,400															
Total																338,200		Total		321,500		Total		316,700															
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																					
Nbhd		Nbhd Name		Tracing		Batch												Appraised BLDG. Value (Card)		260,600																			
0001				101		MA												Appraised Xf (B) Value (Bldg)		0																			
																		Appraised Ob (B) Value (Bldg)		2,400																			
																		Appraised Land Value (Bldg)		111,000																			
																		Special Land Value		0																			
																		Total Appraised Parcel Value		374,000																			
																		Valuation Method		C																			
																		Adjustment																					
																		Net Total Appraised Parcel Value		374,000																			
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											
202000149		01-10-2020		91		INSULATION		2,800				0						09-09-2016						317		11		ENTRY DENIED											
107		05-14-2003		4		ADDITION		18,000								OC 4/23/2004		09-09-2016						317		12		MEAS DENIED											
217		01-01-1982		MN		Manual Note										FLUE		03-09-2004						311		3		MEAS+INSPCTD											
																		01-29-2004						311		14		INSPECTED											
																		04-11-1992						170		3		MEAS+INSPCTD											
																		04-01-1992						107		22		MAILER SENT											
																		07-21-1991						131		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								33,641 SF		3.30		1.000		5		LAND		1.00		MA		1.00				0		1.000		3.3		111,000	
Total Card Land Units														0.77		AC		Parcel Total Land Area:				0.77				Total Land Value										111,000			

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	4	VINYL	Code	Description	Percentage
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		102.16
Interior Floor 1	4	CARPET	RCN		361,995
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1973
Heat Type	1	FORCED H/A	Effective Year Built		1993
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		28
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		72
Extra Kitchens	1		RCNLD		260,600
Extra Kitchen St	F	FAIR	Dep % Ovr		
FBM Sqft	1458		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues	1		Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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	192	7.48	1990	70	0.00	GD	G	1.25	1,300
2	GAZEBO			L	100	18.00	2013	60	0.00	AV	A	1.00	1,100

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,586		24.80	39,326
CFL	CATHEDRAL CE	320	320		127.93	40,938
EFP	ENCL PORCH	0	162		62.03	10,049
FFL	1ST FLOOR	1,104	1,104		124.06	136,958
GAR	GARAGE	0	576		49.54	28,533
SFL	2ND FLOOR	816	816		124.06	101,230
UCN	UNFIN CAN	0	45		5.51	248
WDK	WOOD DECK	0	192		24.55	4,714
Ttl Gross Liv / Lease Area		2,240	4,801			361,995

