

Property Location

391 CHESTNUT ST

Map ID

7/ 46/ 38/ /

Bldg Name

State Use

101

Vision ID

5045

Account #

5122

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 8:15:13 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW												
MELIKIAN MARK 391 CHESTNUT ST EAST LONGMEADOW MA 01028 GIS ID F_377002_2846595						Description	Code	Appraised	Assessed													
	TOPO WET	EASEMENT	TRAFFIC	CORNER	RESIDNTL.	101	160900	160,900														
					RES LAND	101	93200	93,200														
	DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	400	400														
SUPPLEMENTAL DATA						Total				254,500	254,500											
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)														
MELIKIAN MARK	37316	LC	04-28-2017	Q	I	240,000	00	Year	Code	Assessed	Year	Code	Assessed									
FERRENTINO MARIO A	36548	LC	01-18-2017	U	I	12,900	1A	2022	101	145,600	2021	101	139,700									
FERRENTINO MARIO A	36548	LC	09-11-2015	Q	I	149,900	00		101	84,600		101	78,500									
MARRA PATRICIA A	29031	LC	06-09-2009	U	I	1	1A		101	400		101	400									
MECOMONACO, ALFRED M. ,M. KATHRYN,	LC-29	0000	07-14-1999	U	I	1	1A	Total	230,600		Total	218,600										
								Total	211,500													
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			500.00																			
ASSESSING NEIGHBORHOOD									APPRAISED VALUE SUMMARY													
Nbhd		Nbhd Name		Tracing			Batch		Appraised BLDG. Value (Card)													
0001				101			MA		Appraised Xf (B) Value (Bldg)													
									Appraised Ob (B) Value (Bldg)													
									Appraised Land Value (Bldg)													
									Special Land Value													
									Total Appraised Parcel Value													
									Valuation Method													
									Adjustment													
									Net Total Appraised Parcel Value													
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								
201600214	02-03-2016	91	INSULATION	3,500		0			02-21-2014	01		317	24	ABATEMENT VI								
									09-22-2010			311	3	MEAS+INSPCTD								
									03-25-2004			311	1	LEFT NOTICE								
									04-01-1992			107	22	MAILER SENT								
									09-20-1990			131	2	MEASURED								
									05-13-1980			500	11	ENTRY DENIED								
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				16,296 SF	6.35	1.000	5	LAND	1.00	MA	1.00			0 TRF2	0.9	1.000	5.72	93,200	
Total Card Land Units							0.37	AC	Parcel Total Land Area:							0.37	Total Land Value					93,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	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		122.41
Interior Floor 2	3	HARDWOOD	RCN		229,926
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built		1965
AC Type	03	FULL	Effective Year Built		1991
Bedrooms	3		Depreciation Code		GD
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		30
Total Rooms	6		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor		1
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition		70
Extra Kitchen St			RCNLD		160,900
FBM Sqft	722		Dep % Ovr		
FBM Quality	1		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	80	7.48	2002	60	0.00	AV	A	1.00	400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,032		28.24	29,148	
FFL	1ST FLOOR	1,296	1,296		141.49	183,375	
GAR	GARAGE	0	264		56.81	14,998	
PAT	PATIO	0	336		7.16	2,405	
Ttl Gross Liv / Lease Area		1,296	2,928			229,926	

