

Property Location

88 MELWOOD AV

Map ID

16/ 16/ 28/ /

Bldg Name

State Use

101

Vision ID

686

Account #

708

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 12:53:01

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
OLSON BRUCE R OLSON SUZANNE M 88 MELWOOD AV EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	281900	281,900												
						RES LAND	101	104900	104,900												
						RESIDNTL.	101	1300	1,300												
		DRAINAGE		VIEW	COMMUNITY																
		SUPPLEMENTAL DATA																			
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#															
GIS ID F_377499_2850322						Total		388,100	388,100												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
OLSON BRUCE R BUCKLEY JOSEPH J + ED SPEIGHT CO INC SPEIGHT SPEIGHT		09540	0470	06-28-1996	U	I	185,000		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		07640	0196	02-13-1991	U	I	1	1F	2022	101	255,500	2021	101	245,300	2020	101	236,000				
		06996	0416	10-19-1988	U	I	1	1A		101	95,500		101	88,300		101	88,300				
		06996	0415	10-19-1988	U	I	1	1A		101	1,300		101	1,300		101	1,300				
		05492	0216	08-31-1983	U	I	0	1A	Total		352,300	Total		334,900	Total		325,600				
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) 281,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,300 Appraised Land Value (Bldg) 104,900 Special Land Value 0 Total Appraised Parcel Value 388,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 388,100												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing			Batch														
0001				101			MA														
NOTES																					
BC CONFIRMS BP202103231 COMP 4/7/22																					
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							
202202985	10-31-2022	91	INSULATION	3,000		0			07-15-2016	02		317	2	MEASURED							
202103231	11-17-2021	25	WINDOWS	8,881	06-13-2022	100	06-13-2022	REMV & REPC 5 WI	04-01-2004			250	22	MAILER SENT							
362	12-01-1988	MN	Manual Note	48,000				SFR	02-19-2004			311	2	MEASURED							
									07-01-1991			131	3	MEAS+INSPCTD							
									01-25-1990			105	16	FIELDREV CHG							
									01-09-1989			105	15	PERMIT VISIT							
									06-06-1981			500	14	INSPECTED							
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				19,578 SF	5.36	1.000	5	LAND	1.00	MA	1.00			0		1.000	5.36	104,900
Total Card Land Units							0.45	AC	Parcel Total Land Area:				0.45	Total Land Value							104,900

Property Location 88 MELWOOD AV
 Vision ID 686 Account # 708

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 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 12/12/2022 12:53:02

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	3	GAMBREL		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	105.64	
Interior Floor 2			RCN	348,003	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1988	
AC Type	03	FULL	Effective Year Built	2002	
Bedrooms	4		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	19	
Total Rooms	7		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	81	
Extra Kitchen St			RCNLD	281,900	
FBM Sqft	672		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	288	7.48	1988	60	0.00	AV	A	1.00	1,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	960		27.09	26,009	
FFL	1ST FLOOR	1,240	1,240		135.46	167,973	
GAR	GARAGE	0	528		54.13	28,583	
OFP	OPEN PORCH	0	28		14.51	406	
PAT	PATIO	0	224		6.65	1,490	
SFL	2ND FLOOR	912	912		135.46	123,542	
Ttl Gross Liv / Lease Area		2,152	3,892			348,003	

