

State Use 101
Print Date 12/12/2022 1:02:00 P

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																		
KEATING ANTHONY F + MICHAEL W KEATING STEPHEN R + TIMOTHY J 101 MELWOOD AVE EAST LONGMEADOW MA 01028 GIS ID F_377709_2850563				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description RESIDNTL. RES LAND RESIDNTL.		Code 101 101 101		Appraised 198400 103200 600		Assessed 198,400 103,200 600		1006 EAST LONGMEADOW										
				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#																						
				Total		302,200		302,200																						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)														
KEATING ANTHONY F + MICHAEL W KEATING ANTHONY F + MARY C,				14360 03728		0444 0022		07-23-2004 09-07-1972		U U		I I		1 0		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
																		2022	101	180,900	2021	101	173,200	2020	101	166,100				
																			101	93,900		101	86,800		101	86,800				
																			101	600		101	600		101	600				
																		Total		275,400		Total		260,600		Total		253,500		
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				0.00																										
ASSESSING NEIGHBORHOOD																														
Nbhd		Nbhd Name				Tracing				Batch																				
0001						101				MA																				
NOTES																APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 198,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 600 Appraised Land Value (Bldg) 103,200 Special Land Value 0 Total Appraised Parcel Value 302,200 Valuation Method C Adjustment Net Total Appraised Parcel Value 302,200														
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		
76		05-08-1997		MN		Manual Note		14,000								GARAGE		09-09-2016						317		2		MEASURED		
205		01-01-1983		MN		Manual Note										STORAGE		02-22-2004						311		3		MEAS+INSPCTD		
																		01-14-1998						181		15		PERMIT VISIT		
																		07-01-1991						181		3		MEAS+INSPCTD		
																		01-09-1984						500		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				15,733	SF	6.56	1.000	5	LAND	1.00	MA	1.00				0			1.000	6.56		103,200				
Total Card Land Units								0.36		AC	Parcel Total Land Area: 0.36								Total Land Value										103,200	

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	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	3	HARDWOOD	Adj Base Rate	108.19	
Interior Floor 2	4	CARPET	RCN	279,396	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1972	
AC Type	01	NONE	Effective Year Built	1992	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	29	
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	71	
Extra Kitchen St			RCNLD	198,400	
FBM Sqft			Dep % Ovr		
FBM Quality			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	144	7.48	1983	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	960		23.72	22,769	
FFL	1ST FLOOR	1,246	1,246		118.59	147,762	
GAR	GARAGE	0	336		47.29	15,891	
PAT	PATIO	0	312		6.08	1,897	
SFL	2ND FLOOR	768	768		118.59	91,076	
Ttl Gross Liv / Lease Area		2,014	3,622			279,396	

