

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																											
FRENCH CHRISTOPHER J FRENCH JENNY R 85 MELWOOD AV EAST LONGMEADOW MA 01028 GIS ID F_377737_2850264												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																				
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	177500		177,500																						
												RES LAND		101	102900		102,900																						
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	2400		2,400																						
				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		282,800		282,800																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																							
FRENCH CHRISTOPHER J CASE DONALD E + MARY E L E, CASE DONALD E				11209		0459		05-30-2000		U		I		127,000		1A		Year		Code		Assessed		Year		Code		Assessed											
				07102		0083		02-22-1989		U		I		1				2022		101		158,900		2021		101		152,300											
				03689		0317		05-09-1972		U		I		0						101		93,600				101		86,700											
																				101		2,400				101		2,400											
																		Total		254,900		Total		241,400		Total		233,500											
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												APPRAISED VALUE SUMMARY																					
Nbhd		Nbhd Name				Tracing		Batch																															
0001						101		MA																															
NOTES																Appraised BLDG. Value (Card)								177,500															
																Appraised Xf (B) Value (Bldg)								0															
																Appraised Ob (B) Value (Bldg)								2,400															
																Appraised Land Value (Bldg)								102,900															
																Special Land Value								0															
																Total Appraised Parcel Value								282,800															
																Valuation Method								C															
																Adjustment																							
																Net Total Appraised Parcel Value								282,800															
																BUILDING PERMIT RECORD																VISIT / CHANGE HISTORY							
																Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is	
77		03-28-2006		11		POOL		5,000								18` ABV GRD		05-10-2018						333		3		MEAS+INSPCTD											
296		11-03-2003		4		ADDITION		2,000								OC 7/22/2005		03-23-2007						311		2		MEASURED											
107		05-01-1988		MN		Manual Note		1,700								PORCH		03-23-2007						311		15		PERMIT VISIT											
																		12-12-2005						311		15		PERMIT VISIT											
																		12-20-2004						311		15		PERMIT VISIT											
																		02-19-2004						311		3		MEAS+INSPCTD											
																		01-29-2004						296		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				15,000	SF	6.86	1.000	5	LAND	1.00	MA	1.00					0			1.000	6.86	102,900													
																		Total Card Land Units				0.34	AC	Parcel Total Land Area: 0.34				Total Land Value								102,900			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor		
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	1	WOOD SHING	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	114.80	
Interior Floor 2	3	HARDWOOD	RCN	253,595	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	3	FORCED H/W	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	0		Depreciation %	30	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	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	177,500	
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	96	7.48	2001	70	0.00	GD	A	1.00	500
22	WOOD DK			L	120	9.20	2006	70	0.00	GD	G	1.25	1,000
07	POOLA-C	OB	Outbuildi	L	18	69.00	2006	70	0.00	GD	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		25.94	23,657	
EFB	ENCL PORCH	0	140		64.99	9,099	
FFL	1ST FLOOR	1,104	1,104		129.98	143,500	
GAR	GARAGE	0	336		51.84	17,418	
HST	HALF STORY	456	912		64.99	59,272	
OFF	OPEN PORCH	0	48		13.54	650	
Ttl Gross Liv / Lease Area		1,560	3,452			253,595	

