

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

11/14/2023 8:57:21 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	175100	175,100															
					RES LAND	101	102300	102,300															
	DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	600	600															
SUPPLEMENTAL DATA					Total					278,000	278,000												
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 FERRENTINO MARIO A FERRENTINO MARIO A MARRA PATRICIA A MECOMONACO, ALFRED M. ,M. KATHRYN,	37316	LC	04-28-2017	Q	I	240,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
	36548	LC	01-18-2017	U	I	12,900	1A	2023	101	160,900	2022	101	145,600	2021	101	139,700							
	36548	LC	09-11-2015	Q	I	149,900	00										101	93,200	101	84,600	101	78,500	
	29031	LC	06-09-2009	U	I	1	1A										101	400	101	400	101	400	
	LC-29	0000	07-14-1999	U	I	1	1A	Total		254,500	Total		230,600	Total		218,600							
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description	Amount	Code	Description	YEAR	Amount										Comm Int						
Total																							
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY															
Nbhd		Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card)									175,100						
0001				101		MA		Appraised Xf (B) Value (Bldg)									0						
NOTES								Appraised Ob (B) Value (Bldg)									600						
								Appraised Land Value (Bldg)									102,300						
								Special Land Value									0						
								Total Appraised Parcel Value									278,000						
								Valuation Method									C						
								Adjustment															
								Net Total Appraised Parcel Value									278,000						
								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	
								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	6.98	1.000	5	LAND	1.00	MA	1.00			0	TRF2	0.9	1.000	6.28	102,300	
Total Card Land Units							0.37	AC	Parcel Total Land Area: 0.37							Total Land Value					102,300		

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	134.86	
Interior Floor 2	3	HARDWOOD	RCN	250,158	
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	175,100	
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	12.00	2002	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	1,032		30.73	31,712	
FFL	1ST FLOOR	1,296	1,296		153.94	199,511	
GAR	GARAGE	0	264		61.81	16,318	
PAT	PATIO	0	336		7.79	2,617	
Ttl Gross Liv / Lease Area		1,296	2,928			250,158	

