Property Location 68 MELWOOD AV | Map ID 16/ 12/ 32/ / | Bldg Name | State Use 101
Vision ID 639 | Account # 661 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 11/13/2023 5:18:16 P

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
MANNING RICHARD F				
	TOPO WET	EASEMENT	TRAFFIC	CORNER
68 MELWOOD AVE				
	DRAINAGE		VIEW	COMMUNITY
EAST LONGMEADOW MA 01028				

SUPPLEMENTAL DATA

Alt Prcl ID	Received
SP Permit	NIA
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	Assoc Pid#

GIS ID F_377533_2849918

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	188100	188,100
RES LAND	101	116600	116,600
RESIDNTL.	101	700	700
Total		305,400	305,400

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
MANNING RICHARD F	05466	0217	07-14-1983	U	I	67,000	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2023	101	173,000	2022	101	155,900	2021	101	149,700
	101	105,900		101	96,300		101	89,100
	101	400		101	400		101	400
	Total	279,300		Total	252,600		Total	239,200

EXEMPTIONS

Year	Code	Description	Amount
		Total	

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	MA

NOTES

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	188,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	700
Appraised Land Value (Bldg)	116,600
Special Land Value	0
Total Appraised Parcel Value	305,400
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	305,400

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
55	03-03-2006	7	REMODEL	28,540				KITCHEN
100	06-01-1991	MN	Manual Note	20,000				ADDITION

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
05-10-2018			333	4	INFO AT DOOR
02-01-2008			317	14	INSPECTED
01-18-2008			317	15	PERMIT VISIT
03-26-2007			250	1	LEFT NOTICE
03-23-2007			311	30	NOAH
03-23-2007			311	15	PERMIT VISIT
04-27-2004			317	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				21,827	SF	5.34	1.000	5	LAND	1.00	MA	1.00			0			1.000	5.34	116,600
Total Card Land Units							0.50	AC	Parcel Total Land Area:			0.50										Total Land Value	116,600

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CONSTRUCTION DETAIL

Element	Cd	Description
Style	19	RANCH
Model	01	RESIDENTIAL
Grade	C	AVERAGE
Stories	1.00	1 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	4	CARPET
Heat Fuel	2	GAS
Heat Type	3	FORCED H/W
AC Type	01	NONE
Bedrooms	2	
Full Baths	2	
Half Baths	0	
Extra Fixtures	1	
Total Rooms	6	
Bath Style	A	AVERAGE
Half Bath Style		
Kitchens	1	
Kitchen Style	A	AVERAGE
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	547	
FBM Quality	1	
Fireplaces	2	
WS Flues		
Central Vac	1	YES
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

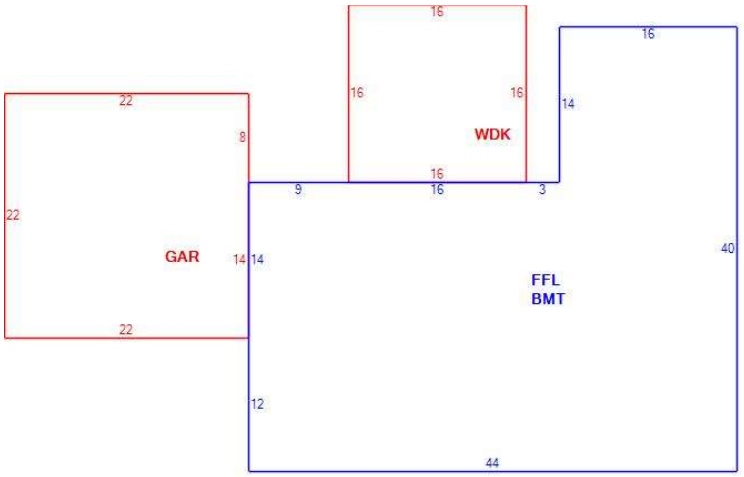
Element	Cd	Description
Basement Floor	12	CONCRETE
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	124.02
RCN	268,723
Net Other Adj	
Year Built	1969
Effective Year Built	1991
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	30
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	70
RCNLD	188,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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	12.00	1985	60	0.00	AV	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,368		28.52	39,020
FFL	1ST FLOOR	1,368	1,368		142.41	194,813
GAR	GARAGE	0	484		57.08	27,627
WDK	WOOD DECK	0	256		28.37	7,263
	Ttl Gross Liv / Lease Area	1,368	3,476			268,723