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 11/13/2023 5:25:55 P

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
OLSON BRUCE R				
OLSON SUZANNE M	TOPO WET	EASEMENT	TRAFFIC	CORNER
88 MELWOOD AV				
	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_377499_2850322

CURRENT ASSESSMENT			
Description	Code	Appraised	Assessed
RESIDNTL.	101	302500	302,500
RES LAND	101	115500	115,500
RESIDNTL.	101	2100	2,100
		Total	420,100	420,100

1006
EAST LONGMEADOW

RECORD OF OWNERSHIP	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
OLSON BRUCE R	09540	0470	06-28-1996	U	I	185,000	
BUCKLEY JOSEPH J +	07640	0196	02-13-1991	U	I	1	1F
ED SPEIGHT CO INC	06996	0416	10-19-1988	U	I	1	1A
SPEIGHT	06996	0415	10-19-1988	U	I	1	1A
SPEIGHT	05492	0216	08-31-1983	U	I	0	1A

PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2023	101	281,900	2022	101	255,500	2021	101	245,300
	101	104,900		101	95,500		101	88,300
	101	1,300		101	1,300		101	1,300
	Total	388,100		Total	352,300		Total	334,900

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

APPRAISED VALUE SUMMARY	
Appraised BLDG. Value (Card)	302,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,100
Appraised Land Value (Bldg)	115,500
Special Land Value	0
Total Appraised Parcel Value	420,100
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	420,100

NOTES

BC CONFIRMS BP202103231 COMP 4/7/22

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
202202985	10-31-2022	91	INSULATION	3,000		0		
202103231	11-17-2021	25	WINDOWS	8,881	06-13-2022	100	06-13-2022	REMV & REPC 5 WI
362	12-01-1988	MN	Manual Note	48,000				SFR

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
07-15-2016	02		317	2	MEASURED
04-01-2004			250	22	MAILER SENT
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	5.90	1.000	5	LAND	1.00	MA	1.00			0			1.000	5.9	115,500
Total Card Land Units							0.45	AC	Parcel Total Land Area:			0.45									Total Land Value		115,500

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 11/13/2023 5:25:56 P

CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	COLONIAL
Model	01	RESIDENTIAL
Grade	C+	AVG. (+)
Stories	2.00	2 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	3	GAMBREL
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	4	CARPET
Interior Floor 2		
Heat Fuel	2	GAS
Heat Type	1	FORCED H/A
AC Type	03	FULL
Bedrooms	4	
Full Baths	3	
Half Baths	0	
Extra Fixtures	0	
Total Rooms	7	
Bath Style	G	GOOD
Half Bath Style		
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	0	
Extra Kitchen St		
FBM Sqft	672	
FBM Quality	3	
Fireplaces	1	
WS Flues		
Central Vac	0	NO
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

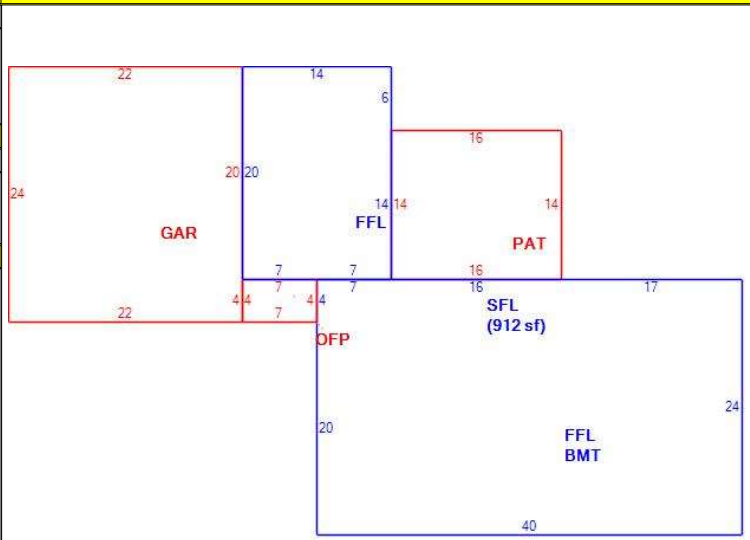
Element	Cd	Description
Basement Floor		
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	116.38
RCN	378,077
Net Other Adj	
Year Built	1988
Effective Year Built	2001
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	80
RCNLD	302,500
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	288	12.00	1988	60	0.00	AV	A	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	960		29.43	28,256
FFL	1ST FLOOR	1,240	1,240		147.17	182,489
GAR	GARAGE	0	528		58.81	31,053
OFP	OPEN PORCH	0	28		15.77	442
PAT	PATIO	0	224		7.23	1,619
SFL	2ND FLOOR	912	912		147.17	134,218
	Ttl Gross Liv / Lease Area	2,152	3,892			378,077