

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																				
WELCH JOANNE M 95 MELWOOD AV EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW													
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	206000		206,000															
												RES LAND		101	113100		113,100															
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	300		300															
				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#																								
GIS ID F_377718_2850461												Total		319,400		319,400																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																
WELCH JOANNE M WELCH JEAN HEIRS +				09478 03686		0448 0386		05-09-1996 05-01-1972		U U		I I		50,000 0		1A		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
																		2023		101	191,900	2022	101	172,900	2021	101	165,900					
																				101		102,900	101	93,600	101	86,700						
																				101		200	101	200								
																Total		295,000		Total		266,700		Total		252,800						
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																																
Nbhd			Nbhd Name						Tracing			Batch																				
0001									101			MA																				
NOTES																																
																Appraised BLDG. Value (Card)										206,000						
																Appraised Xf (B) Value (Bldg)										0						
																Appraised Ob (B) Value (Bldg)										300						
																Appraised Land Value (Bldg)										113,100						
																Special Land Value										0						
																Total Appraised Parcel Value										319,400						
																Valuation Method										C						
																Adjustment																
																Net Total Appraised Parcel Value										319,400						
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				
																		07-15-2016 04-01-2004 02-19-2004 07-01-1991 04-29-1980		02				317 250 311 181 500		2 22 2 3 3		MEASURED MAILER SENT MEASURED MEAS+INSPCTD MEAS+INSPCTD				
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	7.54		1.000	5	LAND	1.00	MA	1.00			0			1.000		7.54		113,100		
Total Card Land Units										0.34		AC	Parcel Total Land Area: 0.34					Total Land Value													113,100	

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	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	124.30	
Interior Floor 2	3	HARDWOOD	RCN	290,144	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1973	
AC Type	03	FULL	Effective Year Built	1992	
Bedrooms	4		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	29	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	71	
Extra Kitchen St			RCNLD	206,000	
FBM Sqft	571		Dep % Ovr		
FBM Quality	3		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	48	12.00	1973	50	0.00	FR	F	0.90	300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	816		28.15	22,969	
FFL	1ST FLOOR	1,008	1,008		140.92	142,042	
SFL	2ND FLOOR	850	850		140.92	119,778	
WDK	WOOD DECK	0	192		27.89	5,355	
Ttl Gross Liv / Lease Area		1,858	2,866			290,144	

