

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
WELCH JOANNE M 95 MELWOOD AV EAST LONGMEADOW MA 01028 GIS ID F_377718_2850461												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	219600		219,600												
												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#																					
												Total		333,000		333,000													
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 0448		05-09-1996		U		I		50,000		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
				03686 0386		05-01-1972		U		I		0		2024	101	206,000	2023	101	191,900	2022	101	172,900							
															101	113,100		101	102,900		101	93,600							
															101	300		101	200		101	200							
				Total										Total	319,400	Total		295,000	Total		266,700								
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)										219,600									
0001						101		MA		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										333,000			
																Valuation Method										C			
																Adjustment													
																Net Total Appraised Parcel Value										333,000			
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	
																		07-15-2016		02				317		2		MEASURED	
																		04-01-2004						250		22		MAILER SENT	
																		02-19-2004						311		2		MEASURED	
																		07-01-1991						181		3		MEAS+INSPCTD	
																		04-29-1980						500		3		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	Central Vac	0	NO
Model	01	RESIDENTIAL	Basement Floor		
Grade	C	AVERAGE	Bsmt Garage		
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	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		135.77
Interior Floor 1	4	CARPET	RCN		313,760
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1973
Heat Type	1	FORCED H/A	Effective Year Built		1991
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		70
Extra Kitchens	0		RCNLD		219,600
Extra Kitchen St			Dep % Ovr		
FBM Sqft	571		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
FIN ATC Sqft			Misc Imp Ovr Comment		
FIN ATC Quality			Cost to Cure Ovr		
Fireplaces	1		Cost to Cure Ovr Comment		
WS Flues					

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		30.44	24,839	
FFL	1ST FLOOR	1,008	1,008		152.38	153,604	
SFL	2ND FLOOR	850	850		152.38	129,527	
WDK	WOOD DECK	0	192		30.16	5,791	
Ttl Gross Liv / Lease Area		1,858	2,866			313,760	

