

State Use 101
Print Date 11/17/2025 10:17:53

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																									
NOLAN BRIAN P NOLAN LISA G 100 MELWOOD AV EAST LONGMEADOW MA 01028 GIS ID F_377520_2850563												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																	
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		340100		340,100																			
												RES LAND		101		114600		114,600																			
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		17300		17,300																			
				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		472,000		472,000																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
NOLAN BRIAN P CLAFFEY JOHN M, CLAFFEY JOHN M + BARBARAA, MAZZA CHARLES J + JO ANN SPEIGHT ED + CO INC				18785 0572		05-26-2011		U		I		301,000		1 1F		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed					
				13471 0412		08-05-2003		U		I		1		2025		101		317,400		2024		101		292,600		2023		101		271,300							
				09469 0119		04-30-1996		U		I		184,500		101		114,600		101		114,600		101		104,100													
				08441 0287		06-04-1993		U		I		168,000		101		17,300		101		17,300		101		16,900													
				07482 0050		06-20-1990		U		I		226,500																									
				Total										Total		449,300		Total		424,500		Total		392,300													
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																																					
																		APPROAISED VALUE SUMMARY																			
																		Appraised BLDG. Value (Card)										340,100									
																		Appraised Xf (B) Value (Bldg)										0									
																		Appraised Ob (B) Value (Bldg)										17,300									
																		Appraised Land Value (Bldg)										114,600									
Special Land Value																		0																			
Total Appraised Parcel Value																		472,000																			
Valuation Method																		C																			
Adjustment																																					
Net Total Appraised Parcel Value																		472,000																			
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									
202000915		03-10-2020		91		INSULATION		3,614				0				INGROUND SFR		04-01-2025						334		2		MEASURED									
201201268		03-16-2012		GEN		GENERATOR		5,000						08-07-2019										334		2		MEASURED									
38		03-13-2000		11		POOL		15,499						06-01-2012										317		15		PERMIT VISIT									
343		11-01-1987		MN		Manual Note		68,000						02-19-2004										311		3		MEAS+INSPCTD									
														01-16-2001										247		15		PERMIT VISIT									
														11-17-1988								107		15		PERMIT VISIT											
														03-10-1988								130		2		MEASURED											
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				17,708 SF		6.47		1.000	5	LAND	1.00	MA	1.00			0			1.000	6.47		114,600											
																		Total Card Land Units 0.41 AC Parcel Total Land Area: 0.41										Total Land Value 114,600									

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+	AVG. (+)	Bsmt Garage		
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	101	ONE FAM	100
Roof Structure	3	GAMBREL			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		134.90
Interior Floor 1	4	CARPET	RCN		430,452
Interior Floor 2			Net Other Adj		
Heat Fuel	1	OIL	Year Built		1987
Heat Type	1	FORCED H/A	Effective Year Built		2004
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		21
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		79
Extra Kitchens	0		RCNLD		340,100
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			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
11	POOL I-V	OB	Outbuildi	L	648	29.00	2000	70	0.00	GD	G	1.25	16,400
GEN	GENERATO			B	0	0.00	1995	79	1.00	AV	A	1.00	0
02	SHED/FR			L	120	12.00	2013	60	0.00	AV	A	1.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	960		31.70	30,430
EFP	ENCL PORCH	0	180		79.24	14,264
FFL	1ST FLOOR	1,280	1,280		158.49	202,864
GAR	GARAGE	0	480		63.40	30,430
OPF	OPEN PORCH	0	80		15.85	1,268
SFL	2ND FLOOR	912	912		158.49	144,541
WDK	WOOD DECK	0	212		31.40	6,656

