

State Use 101
Print Date 11/17/2025 10:24:23

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	229200		229,200											
												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		342,600		342,600												
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				2025	101	219,600	2024	101	206,000	2023	101	191,900		
																	101	113,100		101	113,100		101	102,900				
																	101	300		101	300		101	200				
																Total	333,000	Total	319,400	Total	295,000							
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																		APPAISED VALUE SUMMARY Appraised BLDG. Value (Card) 229,200 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 342,600 Valuation Method C Adjustment Net Total Appraised Parcel Value 342,600										
Nbhd		Nbhd Name							Tracing			Batch																
0001									101			MA																
NOTES																												
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									
														04-02-2025	02		334	3	MEAS+INSPCTD									
														07-15-2016			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	12	CONCRETE
Grade	C	AVERAGE	Bsmt Garage	0	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	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	5	LINO/VINYL	Adj Base Rate	146.29	
Interior Floor 2	3	HARDWOOD	RCN	327,427	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1973	
AC Type	03	FULL	Effective Year Built	1995	
Bedrooms	4		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
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	70	
Extra Kitchen St	N	NONE	RCNLD	229,200	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
FIN ATC Sqft			Misc Imp Ovr		
FIN ATC Quality			Misc Imp Ovr Comment		
Fireplaces	1		Cost to Cure Ovr		
WS Flues	0		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		31.77	25,921	
FFL	1ST FLOOR	1,008	1,008		159.02	160,294	
SFL	2ND FLOOR	850	850		159.02	135,169	
WDK	WOOD DECK	0	192		31.47	6,043	
Ttl Gross Liv / Lease Area		1,858	2,866			327,427	

