

Property Location		85 MELWOOD AV		Map ID		16/ 31/ 38/ /		Bldg Name		State Use 101																													
Vision ID		756		Account #		778		Bldg #		1		Sec #		1 of 1		Card #		1 of 1		Print Date 11/17/2025 10:24:50																			
CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																											
FRENCH CHRISTOPHER J FRENCH JENNY R 85 MELWOOD AV EAST LONGMEADOW MA 01028 GIS ID F_377737_2850264												Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																			
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101		232400		232,400																					
												RES LAND		101		113100		113,100																					
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		800		800																					
				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		346,300		346,300																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																							
FRENCH CHRISTOPHER J CASE DONALD E + MARY E L E, CASE DONALD E				11209 07102 03689		0459 0083 0317		05-30-2000 02-22-1989 05-09-1972		U U U		I I I		127,000 1 0		1A		Year		Code		Assessed		Year		Code		Assessed											
																				2025		101		211,000		2024		101		193,500									
																						101		113,100		2023		101		177,500									
																						101		800		101		101		102,900									
																						Total		324,900		Total		309,900		Total		282,800							
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																		APPROAISED VALUE SUMMARY																					
Nbhd				Nbhd Name				Tracing				Batch				Appraised BLDG. Value (Card)																							
0001								101				MA				Appraised Xf (B) Value (Bldg)																							
																		Appraised Ob (B) Value (Bldg)																					
																		Appraised Land Value (Bldg)																					
																		Special Land Value																					
																		Total Appraised Parcel Value																					
																		Valuation Method																					
																		Adjustment																					
																		Net Total Appraised Parcel Value																					
																		346,300																					
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											
B-23-486		07-03-2023		25		WINDOWS		58,805		06-19-2024		100				16 WNDWS/SIDING/		06-19-2024						334		15		PERMIT VISIT											
B-23-401		06-01-2023		91		INSULATION		10,000				0						05-10-2018						333		3		MEAS+INSPCTD											
77		03-28-2006		11		POOL		5,000								18` ABV GRD		03-23-2007						311		2		MEASURED											
296		11-03-2003		4		ADDITION		2,000								OC 7/22/2005		03-23-2007						311		15		PERMIT VISIT											
107		05-01-1988		MN		Manual Note		1,700								PORCH		12-12-2005						311		15		PERMIT VISIT											
																		12-20-2004						311		15		PERMIT VISIT											
																		02-19-2004						311		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	05		CAPE			Central Vac	0		NO				
Model	01		RESIDENTIAL			Basement Floor	12		CONCRETE				
Grade	C		AVERAGE			Bsmt Garage	0						
Stories	1.50		1 1/2 STORIES			Units	1						
Foundation	1		CONCRETE			MIXED USE							
Exterior Wall 1	4		VINYL			Code	Description			Percentage			
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				153.10			
Interior Floor 1	4		CARPET			RCN				331,993			
Interior Floor 2	3		HARDWOOD			Net Other Adj							
Heat Fuel	2		GAS			Year Built				1967			
Heat Type	3		FORCED H/W			Effective Year Built				1995			
AC Type	03		FULL			Depreciation Code				GD			
Bedrooms	4					Remodel Rating							
Full Baths	2					Year Remodeled							
Half Baths	0					Depreciation %				30			
Extra Fixtures	0					Functional Obsol							
Total Rooms	7					External Obsol							
Bath Style	A		AVERAGE			Cost Trend Factor				1			
Half Bath Style	N		NONE			Condition							
Kitchens	1					% Complete							
Kitchen Style	G		GOOD			Overall % Condition				70			
Extra Kitchens	0					RCNLD				232,400			
Extra Kitchen St	N		NONE			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	0												
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	96	12.00	2001	70	0.00	GD	A	1.00	800
BUILDING SUB-AREA SUMMARY SECTION													
Subarea	Description					Living	Gross	Eff Area	Unit Cost	Undeprec Value			
BMT	BASEMENT					0	912		33.55	30,594			
EFP	ENCL PORCH					0	140		84.05	11,767			
FFL	1ST FLOOR					1,104	1,104		168.10	185,580			
GAR	GARAGE					0	336		67.04	22,525			
HST	HALF STORY					456	912		84.05	76,653			
OPF	OPEN PORCH					0	48		17.51	840			
PAT	PATIO					0	484		8.34	4,034			
Ttl Gross Liv / Lease Area						1,560	3,936			331,993			

PAT26

1414

10EFP10PAT10

12212

122

1616FFL1616

12

4412EP44

414

38

24HSTFFLBMT

38

85 MELWOOD AVE