

Property Location		71 MELWOOD AV		Map ID		16/ 34/ 35/ /		Bldg Name		State Use 101	
Vision ID		759		Account #		781		Bldg # 1		Sec # 1 of 1	
				Card # 1 of 1						Print Date 11/17/2025 10:25:15	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
RAYMOND WILLIAM E ANDERSON PAMELA LYNN 71 MELWOOD AV EAST LONGMEADOW MA 01028 GIS ID F_377766_2849964		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	252700	252,700		
						RES LAND	101	113200	113,200		
						RESIDNTL.	101	6100	6,100		
		DRAINAGE		VIEW	COMMUNITY						
		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		372,000	372,000		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
RAYMOND WILLIAM E RAYMOND DAVID H, CLARKE KENNETH R + JOAN B		10783	0315	05-27-1999	U	I	129,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		07737	0509	06-25-1991	U	I	150,000		2025	101	236,400	2024	101	218,700	2023	101	200,900
		03249	0448	04-05-1967	U	I	0			101	113,200		101	113,200		101	103,000
										101	2,900		101	2,900		101	2,200
		Total						Total	352,500	Total	334,800	Total	306,100				

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)						252,700			
0001				101		MA		Appraised Xf (B) Value (Bldg)						0			
NOTES								Appraised Ob (B) Value (Bldg)						6,100			
								Appraised Land Value (Bldg)						113,200			
								Special Land Value						0			
								Total Appraised Parcel Value						372,000			
								Valuation Method						C			
								Adjustment									
								Net Total Appraised Parcel Value						372,000			

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			
202001640	05-21-2020	11	POOL	4,000	07-01-2020	100	07-01-2020	24' ABOVE GROUND	04-02-2025	02		334	2	MEASURED			
201602744	10-27-2016	12	REROOF	8,900	03-16-2017	100	03-16-2017		07-01-2020		334	15	PERMIT VISIT				
133	05-25-2000	17	DECK	1,500					03-16-2017		317	15	PERMIT VISIT				
									07-15-2016		317	2	MEASURED				
								04-01-2004	250		22	MAILER SENT					
								02-18-2004	311		2	MEASURED					
								01-16-2001	247		15	PERMIT VISIT					

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				15,053 SF	7.52	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.52	113,200		
Total Card Land Units							0.35	AC	Parcel Total Land Area: 0.35							Total Land Value							113,200

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	4	VINYL	Code	Description	
Exterior Wall 2			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	141.46	
Interior Floor 1	4	CARPET	RCN	361,024	
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built	1968	
Heat Type	1	FORCED H/A	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			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition	70	
Extra Kitchens	0		RCNLD	252,700	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	672		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	144	12.00	2013	70	0.00	GD	A	1.00	1,200
22	WOOD DK			L	64	15.00	2014	70	0.00	GD	A	1.00	700
07	POOLA-C	OB	Outbuildi	L	24	69.00	2020	60	0.00	AV	A	1.00	1,000
66	CANOPY			L	120	45.00		60	0.00	AV	A	1.00	3,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	960		31.56	30,296	
EFP	ENCL PORCH	0	264		78.90	20,828	
FFL	1ST FLOOR	960	960		157.79	151,479	
GAR	GARAGE	0	336		62.93	21,144	
SFL	2ND FLOOR	768	768		157.79	121,183	
WDK	WOOD DECK	0	512		31.43	16,095	
Ttl Gross Liv / Lease Area		1,728	3,800			361,024	

