

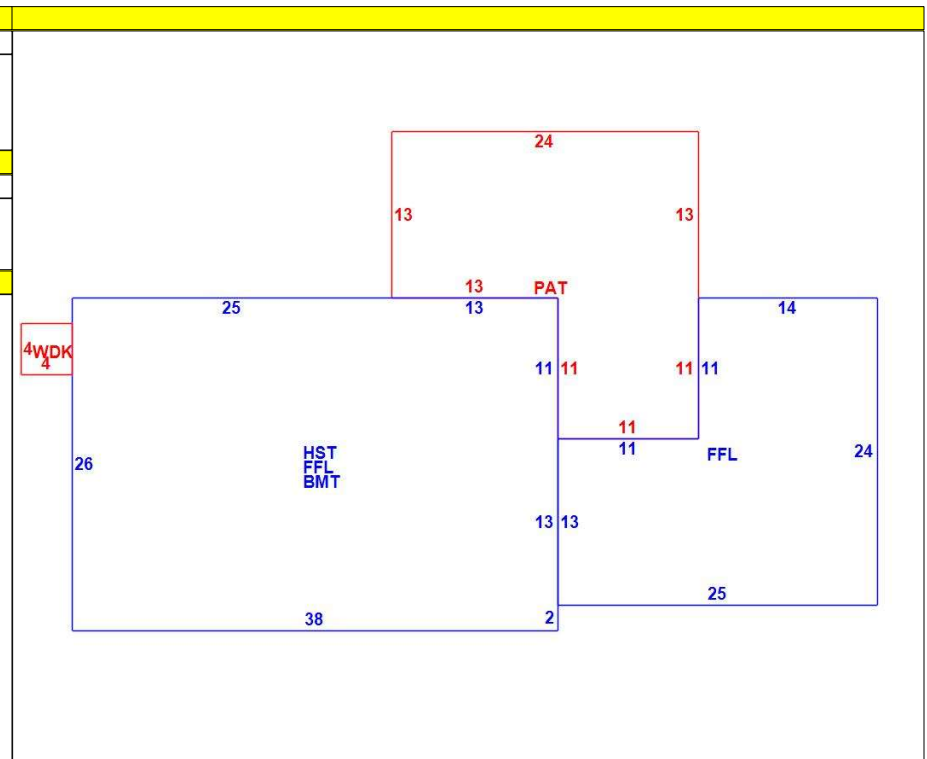
State Use 101
Print Date 11/17/2025 10:26:00

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																					
WHITNEY WILLIAM R JR WHITNEY CYNTHIA M 41 MELWOOD AVE EAST LONGMEADOW MA 01028 GIS ID F_377834_2849437												Description		Code	Appraised			Assessed			1006 EAST LONGMEADOW												
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	225400			225,400															
												RES LAND		101	113900			113,900															
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	1700			1,700															
				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		341,000			341,000														
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																	
WHITNEY WILLIAM R JR PAWLIN ROBERT S + FANTONE				08840		0174		05-25-1994		U		I		136,000				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
				06556		0119		07-13-1987		U		I		145,900				2025	101	204,600	2024	101	189,100	2023	101	173,700							
				03841		0322		09-12-1973		U		I		0					101	113,900		101	113,900		101	103,600							
																			101	1,700		101	1,700		101	2,200							
																		Total		320,200	Total		304,700	Total		279,500							
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																																	
														Appraised BLDG. Value (Card)										225,400									
														Appraised Xf (B) Value (Bldg)										0									
														Appraised Ob (B) Value (Bldg)										1,700									
														Appraised Land Value (Bldg)										113,900									
														Special Land Value										0									
														Total Appraised Parcel Value										341,000									
														Valuation Method										C									
														Adjustment																			
														Net Total Appraised Parcel Value										341,000									
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									
201402920		12-09-2014		91	INSULATION		2,745		03-19-2015		100		03-19-2015		BATH RM NVC		04-02-2025					334	2	MEASURED									
201402098		07-03-2014		7	REMODEL		27,000				100				REPLACE WINDOW		03-19-2015					317	15	PERMIT VISIT									
201200408		02-09-2012		9	ALTERATION		3,454								PELLET STOVE		06-01-2012					317	15	PERMIT VISIT									
243		08-05-2008		20	WOOD STOVE		2,500								ABOVE GROUND		12-12-2008					317	15	PERMIT VISIT									
168		06-15-2007		11	POOL		4,000								TURNING EXISTIN		12-12-2008					317	15	PERMIT VISIT									
386		11-27-2006		7	REMODEL		22,671								POOL A		12-26-2007					317	15	PERMIT VISIT									
129		06-01-1993		MN	Manual Note		1,800										01-25-2007					311	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				16,393	SF	6.95	1.000	5	LAND	1.00		MA	1.00				0			1.000	6.95	113,900							
																		Total Card Land Units 0.38 AC Parcel Total Land Area: 0.38								Total Land Value 113,900							

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		
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	16	STONE VENR	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		148.24
Interior Floor 1	4	CARPET	RCN		357,834
Interior Floor 2	3	HARDWOOD	Net Other Adj		
Heat Fuel	2	GAS	Year Built		1958
Heat Type	1	FORCED H/A	Effective Year Built		1988
AC Type	03	FULL	Depreciation Code		AG
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		37
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	A	AVERAGE	Overall % Condition		63
Extra Kitchens	0		RCNLD		225,400
Extra Kitchen St			Dep % Ovr		
FBM Sqft	395		Dep Ovr Comment		
FBM Quality	1		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	1963	60	0.00	AV	A	1.00	1,000
02	SHED/FR			L	80	12.00	2003	70	0.00	GD	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	988		32.84	32,441
FFL	1ST FLOOR	1,467	1,467		163.84	240,358
HST	HALF STORY	494	988		81.92	80,939
PAT	PATIO	0	433		8.32	3,605
WDK	WOOD DECK	0	16		30.72	492
Ttl Gross Liv / Lease Area		1,961	3,892			357,834



41 MELWOOD AVE