

Property Location: 69 BIRCHLAND AV

MAP ID:38A/ 1/ 102/ /

Bldg Name:

State Use:101

Vision ID: 3146

Account #3196

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/27/2014 22:33

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA	
STELLATO CHARLES JR STELLATO ELAINE 69 BIRCHLAND AVE EAST LONGMEADOW, MA 01028 Additional Owners:		1	TYPCL			Description	Code	Appraised Value	Assessed Value		
						RESIDENTL.	101	165,200	165,200		
						RES LAND	101	78,700	78,700		
						RESIDENTL.	101	15,900	15,900		
SUPPLEMENTAL DATA						Total				259,800	259,800
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_382907_2851380			Received Prior ID Owner Occ Final Area 1472 Current Ac. .27275 ASSOC PID#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
STELLATO CHARLES JR STELLATO,CHARLES JR STELLATO,CHARLES & STELLATO,GENNARO STELLATO GENNARO G +,		15623/ 212	01/06/2006	U	I	100	A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		15583/ 268	12/16/2005	U	I	100	A	2014	B	152,000	2013	B	147,100	2012	B	144,800
		10762/ 531	05/12/1999	U	I	1	A	2014	L	81,200	2013	L	81,200	2012	L	84,800
		BK-10120-P-417	12/31/1997	U	I	1	A	2014	O	19,700	2013	O	19,900	2012	O	20,000
		03473/ 0501	11/21/1969	U	I	0										
								Total:		252,900	Total:		248,200	Total:		249,600

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor					
Year	Type	Description	Amount	Code	Description	Number	Amount					Comm. Int.	
Total:													

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			101	MA

NOTES

WALK-OUT BASEMENT, 44` X 28` RANCH
(MODULAR) W/DETACHED TWO CAR GARAGE.
UPDATED ACREAGE BASED ON GIS AND PLAN B
PG 2 RECORDED IN HCRD

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			
229	06/28/2006	2	DWELLING	182,000		0		OC 10/13/2006 SEE NOT	10/11/2013			317	2	MEASURED			
176	05/23/2006	5	DEMOLITION	2,000		0		OC 5/25/2006	11/16/2006			311	14	INSPECTED			
									11/09/2006			311	2	MEASURED			
									02/05/2004			311	15	PERMIT VISIT			
									11/22/2002			AO	22	MAILER SENT			

LAND LINE VALUATION SECTION

B #	Use Code	Use Description	Zone	D	Front	Depth	Units	Unit Price	I. Factor	S.A.	Acre Disc	C. Factor	ST. Idx	Adj.	Notes- Adj	Special Pricing		S Adj Fact	Adj. Unit Price	Land Value
																Spec Use	Spec Calc			
1	101	ONE FAM	RC				11,881	SF	6.62	1.0000	5	1.0000	1.00	MA	1.00			1.00	6.62	78,700

Total Card Land Units:			0.27	AC	Parcel Total Land Area:			0.27	AC	Total Land Value:			78,700
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CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C+		AVG. (+)	FBM Sqft			
Stories	1.00		1 Story	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			94.89
Interior Floor 2							
Heat Fuel	2		GAS	Replace Cost			172,033
Heat Type	1		FORCED H/A	AYB			2006
AC Type	01		NONE	EYB			2010
Bedrooms	2			Dep Code			GD
Full Baths	2			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	0			Dep %			4
Total Rooms	4			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor			1
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond			96
Basement Floor	12			Apprais Val			165,200
Bsmt Garage				Dep % Ovr			0
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr			0
FBM Quality				Misc Imp Ovr Comment			
Fireplaces	0			Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

OB-OUTBUILDING & YARD ITEMS(L) / XF-BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Descript	L/B	Units	Unit Price	Yr	Gde	Dp Rt	Cnd	%Cnd	Apr Value
02	SHED/FR GARAGE	OB	Outbuilding	L	120	7.48	2006	A		AV	60	500
03				L	780	28.18	2006	A		GD	70	15,400

Ttl. Gross Liv/Lease Area:		1,472	3,304	1,813		172,033
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