

Property Location: 46 BIRCHLAND AV

MAP ID:38A/ 22/ 47/ /

Bldg Name:

State Use:101

Vision ID: 3161

Account #3211

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/27/2014 22:36

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, M VISION																													
FLYNN THOMAS E FLYNN CATHY A 46 BIRCHLAND AVE EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value																							
											RESIDENTL. RES LAND		101 101						91,300 78,000		91,300 78,000																							
SUPPLEMENTAL DATA																																												
			Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_382816_2851034				Received Prior ID Owner Occ Y Final Area 1004 Current Ac. .22268 ASSOC PID#																																					
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)																													
FLYNN THOMAS E LEDUC SANDRA M LEDUC DAVID P + SANDRA M			09610/ 0385 09537/ 0214 04334/ 0177		09/04/1996 06/27/1996 10/08/1976		U U U		I I I		93,000 1 0		A		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value													
															2014		B		87,200		2013		B		88,700		2012		B		62,400													
															2014		L		80,500		2013		L		80,500		2012		L		84,000													
																											2013		O		4,800		2012		O		5,200							
											Total:				167,700		Total:				174,000		Total:				151,600																	
EXEMPTIONS					OTHER ASSESSMENTS													This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 91,300 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 78,000 Special Land Value 0 Total Appraised Parcel Value 169,300 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 169,300																										
Year		Type		Description			Amount		Code		Description			Number		Amount												Comm. Int.																
ASSESSING NEIGHBORHOOD																																												
NBHD/ SUB			NBHD Name			Street Index Name			Tracing			Batch																																
0001/A									101			MA																																
NOTES																																												
HOUSE FIRE 9/26/2011																																												
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																
201203099		09/19/2012		5		DEMOLITION		3,500				0				GARAGE		05/30/2013						105		15		PERMIT VISIT																
201200443		02/17/2012		14		RE-BUILT		103,366				0				FIRE RESTORATION		06/05/2012						400		25		OC VISIT																
201102685		09/29/2011		22		TEMP HOUSING		10,000				0				5/12 STILL ON PROPER		05/18/2012						250		22		MAILER SENT																
																		05/11/2012						317		15		PERMIT VISIT																
																		05/11/2012						317		15		PERMIT VISIT																
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					
1		101		ONE FAM			RC								9,700		SF		8.04		1.0000		5		1.0000		1.00		MA		1.00				Spec Use		Spec Calc		1.00		8.04		78,000	
Total Card Land Units:											0.22		AC		Parcel Total Land Area:				0.22 AC				Total Land Value:										78,000											

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	15		OLD STYLE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NONE
Grade	C		AVERAGE	FBM Sqft			
Stories	1.75		1 3/4 Stories	Int vs Ext	S		
Foundation	2		CONC BLOCK	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:		86.26	
Interior Floor 2							
Heat Fuel	1		OIL	Replace Cost		99,282	
Heat Type	1		FORCED H/A	AYB		1916	
AC Type	01		None	EYB		2006	
Bedrooms	2			Dep Code		GD	
Full Baths	1			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	0			Dep %		8	
Total Rooms	5			Functional ObsInc			
Bath Style	A		AVERAGE	External ObsInc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		92	
Basement Floor	12			Apprais Val		91,300	
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	562		17.19	9,661
EFP	ENCL PORCH	0	102		26.22	2,674
FFL	1ST FLOOR	562	562		86.26	48,477
OFP	OPEN PORCH	0	40		8.63	345
SFL	2ND FLOOR	442	442		86.26	38,126
Ttl. Gross Liv/Lease Area:		1,004	1,708	1,151		99,282

