

Property Location: 41 BIRCHLAND AV

Account #3227

MAP ID:38A/ 5/ 116/ /

Bldg Name:

State Use:101

Vision ID: 3177

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/27/2014 22:40

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION							
SOUMAKIS MATTHEW S DONALDSON KELLY 41 BIRCHLAND AVE EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value	
											RESIDENTL. RES LAND		101 101						123,900 78,700		123,900 78,700	
SUPPLEMENTAL DATA																						
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_382975_2851019											Received Prior ID Owner Occ Final Area 1680 Current Ac. .27319 ASSOC PID#											
Total											202,600							202,600				

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
SOUMAKIS MATTHEW S LAUSHWAY MARK G +, HOWARD HOWARD				LC-31973 LC02-3708 LC0022527 LC001-8872		10/29/2004 06/10/1988 08/05/1986 10/12/1978		U	I	234,900 143,500 1 0		H	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
													2014	B	140,300		2013	B	138,800		2012	B	148,300	
													2014	L	81,200		2013	L	81,200		2012	L	84,800	
													Total:		221,500		Total:		220,000		Total:		233,100	

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														Appraised Bldg. Value (Card) 123,900 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 78,700 Special Land Value 0 Total Appraised Parcel Value 202,600 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 202,600									
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch															
0001/A						101		MA															
NOTES																							
REAR OF HOUSE EST-FENCED																							

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	
292		11/01/1989		MN	Manual Note		4,500				0			REMODEL		10/11/2013 04/02/2004 03/11/2004 08/13/1992 04/16/1990				317 250 311 131 131	2 22 2 2 15	MEASURED MAILER SENT MEASURED MEASURED 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				11,900	SF	6.61	1.0000	5	1.0000	1.00	MA	1.00			Spec Use		Spec Calc		1.00	6.61	78,700		
Total Card Land Units:				0.27		AC		Parcel Total Land Area:				0.27 AC				Total Land Value:										78,700	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	05		CAPE	#Heat Sys	1			
Model	01		RESIDENTIAL	Central Vac	0		NO	
Grade	C		AVERAGE	FBM Sqft	672			
Stories	1.75		1 3/4 Stories	Int vs Ext	S			
Foundation	1		CONCRETE	MIXED USE				
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage	
Exterior Wall 2				101	ONE FAM		100	
Roof Structure	1		GABLE	COST/MARKET VALUATION				
Roof Cover	1		ASPHALT SH					
Interior Wall 1	1		DRYWALL					
Interior Wall 2	2		PLASTER	Adj. Base Rate:				92.31
Interior Floor 1	3		HARDWOOD	Replace Cost				187,764
Interior Floor 2				AYB				1945
Heat Fuel	1		OIL	EYB				1980
Heat Type	1		FORCED H/A	Dep Code				AG
AC Type	03		FULL	Remodel Rating				
Bedrooms	4			Year Remodeled				
Full Baths	2			Dep %				34
Half Baths	0			Functional Obslnc				
Extra Fixtures	0			External Obslnc				
Total Rooms	7			Cost Trend Factor				1
Bath Style	G		GOOD	Condition				
Kitchen Style	A		AVERAGE	% Complete				
Kitchens	1			Overall % Cond				66
Extra Kitchens	0			Apprais Val				123,900
Frame	1		WOOD	Dep % Ovr				0
Basement Floor	12			Dep Ovr Comment				
Bsmt Garage				Misc Imp Ovr				0
Units	1			Misc Imp Ovr Comment				
WS Flues				Cost to Cure Ovr				0
FBM Quality	3			Cost to Cure Ovr Comment				
Fireplaces	1							

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	936		18.44	17,262
EFP	ENCL PORCH	0	216		27.78	6,000
FFL	1ST FLOOR	936	936		92.31	86,405
GAR	GARAGE	0	308		36.87	11,354
PAT	PATIO	0	418		4.64	1,939
TQS	3/4 STORY	702	936		69.23	64,804

Ttl. Gross Liv/Lease Area:		1,638	3,750	2,034		187,764
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