

Property Location: 42 ORCHARD RD

Account #3738

MAP ID:46/ 25/ 13/ /

Bldg Name:

State Use:101

Vision ID: 3676

1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/28/2014 10:36

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION	
MASTRANGELO RALPH F MASTRANGELO DEBRA A 42 ORCHARD RD EAST LONGMEADOW, MA 01028 Additional Owners:			1 TYPCL			Description	Code	Appraised Value	Assessed Value		
						RESIDENTL.	101	192,600	192,600		
						RES LAND	101	99,700	99,700		
						RESIDENTL.	101	2,400	2,400		
SUPPLEMENTAL DATA						Total				294,700	294,700
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_386417_2857468			Received Prior ID Owner Occ Y Final Area 1910.75 Current Ac. .63205 ASSOC PID#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
MASTRANGELO RALPH F RICHTER WALTER L		07375/ 0535 04324/ 0173	01/26/1990 09/16/1976	U	I	200,000 0		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2014	B	194,600	2013	B	190,700	2012	B	203,500
								2014	L	103,000	2013	L	104,900	2012	L	99,100
								2014	O	3,300	2013	O	3,400	2012	O	3,400
								Total:			300,900	Total:	299,000	Total:	306,000	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)192,600 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)2,400 Appraised Land Value (Bldg)99,700 Special Land Value0 Total Appraised Parcel Value294,700 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value294,700				
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		MG				
NOTES												

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	
									09/29/2010			311	2	MEASURED	
									09/12/2002			250	22	MAILER SENT	
									09/10/2002			274	2	MEASURED	
									02/13/1992			170	3	MEAS+INSPCTD	
									01/15/1981			500	3	MEAS+INSPCTD	

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	RA				27,532	SF	3.04	1.1900	7	1.0000	1.00	MG	1.00		Spec Use	Spec Calc	1.00	3.62	99,700	
Total Card Land Units:			0.63	AC	Parcel Total Land Area:			0.63	AC											Total Land Value:		99,700

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		NONE
Grade	C+		AVG. (+)	FBM Sqft	603		
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	8		BRICK VENR	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:			93.11
Interior Floor 2							
Heat Fuel	1		OIL				
Heat Type	3		FORCED H/W	Replace Cost			226,627
AC Type	03		Full	AYB			1968
Bedrooms	3			EYB			1999
Full Baths	2			Dep Code			VG
Half Baths	0			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	6			Dep %			15
Bath Style	A		AVERAGE	Functional Obslnc			
Kitchen Style	A		AVERAGE	External Obslnc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor				Overall % Cond			85
Bsmt Garage				Apprais Val			192,600
Units	1			Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality	1			Misc Imp Ovr			0
Fireplaces	3			Misc Imp Ovr Comment			
				Cost to Cure Ovr			0
				Cost to Cure Ovr Comment			

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,205		18.62	22,439	
FFL	1ST FLOOR	1,205			93.11	112,196	
GAR	GARAGE	0	624		37.30	23,277	
OPF	OPEN PORCH	0	40		9.31	372	
OSP	SCRN PORCH	0	80		13.97	1,117	
PAT	PATIO	0	310		4.81	1,490	
TQS	3/4 STORY	706	941		69.86	65,735	
Ttl. Gross Liv/Lease Area:		1,911	4,405	2,434		226,627	

