

Property Location: 104 ORCHARD RD
Vision ID: 6232

Account #6318

MAP ID:46/ 50/ 16/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/29/2014 08:46

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, M VISION													
VANCINI CAROL A 104 ORCHARD RD EAST LONGMEADOW, MA 01028 Additional Owners:				1	TYPCL					Description	Code	Appraised Value	Assessed Value														
										RESIDENTL.	101	309,300	309,300														
										RES LAND	101	143,700	143,700														
SUPPLEMENTAL DATA										Total				453,000		453,000											
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_385070_2856988						Received Prior ID Owner Occ Final Area 2291 Current Ac. 2.08027 ASSOC PID#																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)														
VANCINI CAROL A VANCINI,ALAN M CHAPDELAINE JOSEPH + SONS, CHAPDELAINE JOSEPH + SONS,				16145/ 516 12213/ 129 5791/ 512 0/ 0		08/15/2006 03/13/2002 04/10/1985		U	I	1	A	400,600	1	L	0	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value			
																2014	B	321,000	2013	B	337,500	2012	B	323,900			
																2014	L	150,500	2013	L	146,500	2012	L	146,500			
																Total:			471,500		Total:		484,000		Total:		470,400
EXEMPTIONS				OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)309,300 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)0 Appraised Land Value (Bldg)143,700 Special Land Value0 Total Appraised Parcel Value453,000 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value453,000													
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			NV																
NOTES																											
SALE OF FORECLOSED PROPERTY SUB DIV																											
#834 ORCHARD HILLS, SOUND SYSTEM,																											
ESTIMATED FINISHED 2/2/04-10-4-10																											
TAXPAYER CALLED WANTS TO WAIT UNTIL THE																											
NINE YEAR INSPECTION PERIOD. SHE CAN																											
EXPECT A VISIT WITHIN THE NEXT 2 YRS.																											
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									
272	10/10/2001	2	DWELLING			245,000		0		OC 3/14/02			09/29/2010 06/30/2004 03/17/2004 02/02/2004 09/13/2002			311 328 250 311 274	2 16 22 15 2	MEASURED FIELDREV CHG MAILER SENT PERMIT VISIT MEASURED									
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				40,000	2.20	1.5400	9	1.0000	1.00	NV	1.00					1.00	3.39	135,600					
1	101	ONE FAM		RA				1.16	7,000.00	1.0000	0	1.0000	1.00	NV	1.00					1.00	7,000.00	8,100					
Total Card Land Units:				2.08		AC		Parcel Total Land Area:				2.08		AC		Total Land Value:										143,700	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		
Grade	B+		GOOD (+)	FBM Sqft	1212		
Stories	2.00		2 Story	Int vs Ext			
Foundation	1			MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	2		HIP				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			106.42
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost			332,557
AC Type	03		Full	AYB			2001
Bedrooms	4			EYB			2007
Full Baths	2			Dep Code			GD
Half Baths	1			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	8			Dep %		7	
Bath Style	V		VERY GOOD	Functional Obslnc			
Kitchen Style	V		V GOOD	External Obslnc			
Kitchens	1			Cost Trend Factor		1	
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12			Overall % Cond		93	
Bsmt Garage				Apprais Val		309,300	
Units	1			Dep % Ovr		0	
WS Flues				Dep Ovr Comment			
FBM Quality	3			Misc Imp Ovr		0	
Fireplaces	1			Misc Imp Ovr Comment			
				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	1,732		21.26	36,821
FFL	1ST FLOOR	1,832	1,832		106.42	194,958
GAR	GARAGE	0	576		42.49	24,476
OFP	OPEN PORCH	0	18		11.82	213
PAT	PATIO	0	533		5.39	2,873
SFL	2ND FLOOR	459	459		106.42	48,846
UHS	UNFIN HALF STORY	0	763		31.94	24,370
Ttl. Gross Liv/Lease Area:		2,291	5,913	3,125		332,557

