

Property Location: 118 ORCHARD RD
Vision ID: 6257

Account #6343

MAP ID:46/ 48/ 18/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/29/2014 08:53

CURRENT OWNER

YAHRES JOHN B LE YAHRES TONI J

118 ORCHARD RD

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL. RES LAND

Code

101 101

Appraised Value

280,200 138,800

Assessed Value

280,200 138,800

1006

AST LONGMEADOW, M

VISION

Total

419,000

419,000

RECORD OF OWNERSHIP

YAHRES JOHN B LE YAHRES TONI J

YAHRES JOHN B,

YAHRES,JOHN

CHAPDELAINE JOSEPH + SONS,

CHAPDELAINE JOSEPH + SONS,

BK-VOL/PAGE

19051/ 149

13339/ 250

12390/ 23

5631/ 527

0/ 0

SALE DATE

12/22/2011

07/01/2003

06/12/2002

06/14/1984

q/u

U

U

U

U

v/i

I

I

V

V

SALE PRICE

1

100

115,000

1

0

V.C.

A

A

P

E

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2014

2014

Total:

Code

B

L

Assessed Value

277,700

145,500

423,200

Yr.

2013

2013

Total:

Code

B

L

Assessed Value

281,000

141,500

422,500

Yr.

2012

2012

Total:

Code

B

L

Assessed Value

269,900

141,500

411,400

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

OTHER ASSESSMENTS

This signature acknowledges a visit by a Data Collector or Assessor

APPRaised VALUE SUMMARY

Appraised Bldg. Value (Card)

280,200

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

0

Appraised Land Value (Bldg)

138,800

Special Land Value

0

Total Appraised Parcel Value

419,000

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

419,000

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

NV

NOTES

SUB DIV 834 ORCHARD HILL

BUILDING PERMIT RECORD

Permit ID

122

Issue Date

05/13/2002

Type

2

Description

DWELLING

Amount

310,000

Insp. Date

% Comp.

0

Date Comp.

Comments

OC 11/14/02

VISIT/ CHANGE HISTORY

Date

09/29/2010

04/06/2004

03/17/2004

02/02/2004

01/30/2003

Type

IS

ID

311

317

250

311

274

Cd.

2

14

22

15

2

Purpose/Result

MEASURED

INSPECTED

MAILER SENT

PERMIT VISIT

MEASURED

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

ONE FAM

Zone

RA

RA

D

Front

Depth

Units

40,000

0.45

SF

AC

Unit Price

2.20

7,000.00

I. Factor

1.5400

1.0000

S.A.

9

0

Acre Disc

1.0000

1.0000

C. Factor

1.00

1.00

ST. Idx

NV

NV

Adj.

1.00

1.00

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj Fact

1.00

1.00

Adj. Unit Price

3.39

7,000.00

Land Value

135,600

3,200

Total Card Land Units:

1.37

AC

Parcel Total Land Area:

1.37

AC

Total Land Value:

138,800

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	05		CAPE	#Heat Sys	1		YES	
Model	01		RESIDENTIAL	Central Vac	1			
Grade	B		GOOD	FBM Sqft				
Stories	1.75			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:				
Interior Floor 2	4		CARPET	294.3				
Heat Fuel	2		GAS					
Heat Type	1		FORCED H/A	Replace Cost				
AC Type	03		FULL	298,129				
Bedrooms	3			2002				
Full Baths	2			2008				
Half Baths	1			GD				
Extra Fixtures	2			6				
Total Rooms	7			Functional ObsInc				
Bath Style	G		GOOD	External ObsInc				
Kitchen Style	V		V GOOD	Cost Trend Factor				
Kitchens	1			1				
Extra Kitchens	0			Condition				
Frame	1		WOOD	% Complete				
Basement Floor	12			Overall % Cond				
Bsmt Garage			94					
Units	1		Apprais Val					
WS Flues			280,200					
FBM Quality			Dep % Ovr					
Fireplaces	0		0					
			Dep Ovr Comment					
			Misc Imp Ovr					
			0					
			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	1,684		18.90	31,824						
FFL	1ST FLOOR	1,684	1,684		94.43	159,027						
GAR	GARAGE	0	539		37.84	20,398						
OFP	OPEN PORCH	0	54		8.74	472						
OSP	SCRN PORCH	0	192		14.26	2,739						
TQS	3/4 STORY	535	713		70.86	50,522						
UHS	UNFIN HALF STORY	0	1,034		28.31	29,275						
WDK	WOOD DECK	0	296		13.08	3,872						
Ttl. Gross Liv/Lease Area:		2,219	6,196	3,157		298,129						

