

Property Location: 41 BIRCH AVE

MAP ID:14A/ 96/ 2/ /

Bldg Name:

State Use:101

Vision ID: 6511

Account #6615

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/29/2014 09:57

CURRENT OWNER

CARRANO ALFONSO R  
CARRANO ANTONIETTA  
41 BIRCH AVE  
  
EAST LONGMEADOW, MA 01028  
Additional Owners:

TOPO.

1

UTILITIES

TYPCL

STRT./ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:  
SP Permit  
Chapter Land  
OC Dates  
In+Ex FY  
Mailed  
GIS ID: F\_377334\_2853675

Received  
Prior ID  
Owner Occ  
Final Area 2489  
Current Ac. .25519  
  
ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.  
RES LAND

Code

101  
101

Appraised Value

263,800  
78,500

Assessed Value

263,800  
78,500

1006

AST LONGMEADOW, M

VISION

Total

342,300

342,300

RECORD OF OWNERSHIP

CARRANO ALFONSO R  
NGUYEN,THAO T  
NGUYEN,THAO T  
KOULIK,LEONID P  
CARNEVALE,ANTHONY  
CARNEVALE,ANTHONY

BK-VOL/PAGE

16163/ 225  
14892/ 216  
13585/ 39  
12688/ 236  
12511/ 65  
0/ 0

SALE DATE

08/31/2006  
03/22/2005  
09/15/2003  
11/01/2002  
08/20/2002

q/u

U  
U  
U  
U  
U

v/i

I  
I  
I  
I  
I

SALE PRICE

405,000  
1  
260,000  
243,000  
65,000  
0

V.C.

A  
O  
G  
G

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2014

B

265,000

2013

B

263,400

2012

B

252,100

2014

L

81,000

2013

L

81,000

2012

L

84,500

Total:

346,000

Total:

344,400

Total:

336,600

EXEMPTIONS

Year

Type

Description

Amount

Code

OTHER ASSESSMENTS

Description

Number

Amount

Comm. Int.

Total:

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

MA

NOTES

SUB DIV #901

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

263,800

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

0

Appraised Land Value (Bldg)

78,500

Special Land Value

0

Total Appraised Parcel Value

342,300

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

342,300

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

2

01/24/2003

2

DWELLING

130,000

0

OC 9/23/2003

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

06/08/2005  
01/20/2004

250  
311

22  
2

MAILER SENT  
MEASURED

LAND LINE VALUATION SECTION

B #

Use Code

Use Description

Zone

D

Front

Depth

Units

SF

Unit Price

I. Factor

S.A.

Acre Disc

C. Factor

ST. Idx

Adj.

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj Fact

Adj. Unit Price

Land Value

1

101

ONE FAM

RC

11,116

7.06

1.0000

5

1.0000

1.00

MA

1.00

1.00

7.06

78,500

Total Card Land Units:

0.26

AC

Parcel Total Land Area:

0.26

AC

Total Land Value:

78,500

| 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                        | 767         |     |             |         |
| Stories             | 2.00 |      | 2 Story                  | Int vs Ext                      | S           |     |             |         |
| Foundation          | 1    |      | MIXED USE                |                                 |             |     |             |         |
| Exterior Wall 1     | 4    |      | VINYL                    | Code                            | Description |     | Percentage  |         |
| Exterior Wall 2     | 8    |      | BRICK VENR               | 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    | 4    |      | CARPET                   | Adj. Base Rate:                 |             |     |             | 95.53   |
| Interior Floor 2    |      |      |                          |                                 |             |     |             |         |
| Heat Fuel           | 2    |      | GAS                      | Replace Cost                    |             |     |             | 280,673 |
| Heat Type           | 1    |      | FORCED H/A               | AYB                             |             |     |             | 2003    |
| AC Type             | 03   |      | Full                     | EYB                             |             |     |             | 2008    |
| Bedrooms            | 4    |      |                          | Dep Code                        |             |     |             | GD      |
| Full Baths          | 2    |      |                          | Remodel Rating                  |             |     |             |         |
| Half Baths          | 1    |      |                          | Year Remodeled                  |             |     |             |         |
| Extra Fixtures      | 3    |      |                          | Dep %                           |             |     |             | 6       |
| Total Rooms         | 8    |      | Functional Obslnc        |                                 |             |     |             |         |
| Bath Style          | G    | GOOD | External Obslnc          |                                 |             |     |             |         |
| Kitchen Style       | G    | GOOD | Cost Trend Factor        |                                 |             |     | 1           |         |
| Kitchens            | 1    |      | Condition                |                                 |             |     |             |         |
| Extra Kitchens      | 0    |      | % Complete               |                                 |             |     |             |         |
| Frame               | 1    | WOOD | Overall % Cond           |                                 |             |     | 94          |         |
| Basement Floor      | 12   |      | Apprais Val              |                                 |             |     | 263,800     |         |
| Bsmt Garage         |      |      | Dep % Ovr                |                                 |             |     | 0           |         |
| Units               | 1    |      | Dep Ovr Comment          |                                 |             |     |             |         |
| WS Flues            |      |      | Misc Imp Ovr             |                                 |             |     | 0           |         |
| FBM Quality         | 3    |      | Misc Imp Ovr Comment     |                                 |             |     |             |         |
| Fireplaces          | 1    |      | 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           | 1,023      |           | 19.14     | 19,584          |
| FFL                               | 1ST FLOOR   | 1,051       | 1,051      |           | 95.53     | 100,404         |
| GAR                               | GARAGE      | 0           | 484        |           | 38.29     | 18,533          |
| OFP                               | OPEN PORCH  | 0           | 32         |           | 8.96      | 287             |
| SFL                               | 2ND FLOOR   | 1,075       | 1,075      |           | 95.53     | 102,697         |
| TQS                               | 3/4 STORY   | 363         | 484        |           | 71.65     | 34,678          |
| WDK                               | WOOD DECK   | 0           | 336        |           | 13.36     | 4,490           |
| Ttl. Gross Liv/Lease Area:        |             | 2,489       | 4,485      | 2,938     |           | 280,673         |

