

Property Location: 25 BIRCH AVE

Vision ID: 287

Account #294

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Bldg Name:

State Use: 101

Print Date: 11/24/2015 16:21

CURRENT OWNER

DUDLEY VINCENT P

DUDLEY KRISTEN

25 BIRCH AVE

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL.

RES LAND

Code

101

101

Appraised Value

223,800

78,500

Assessed Value

223,800

78,500

1006

AST LONGMEADOW, M

VISION

Total

302,300

302,300

RECORD OF OWNERSHIP

DUDLEY VINCENT P

SCIBELLI,MARCO A

SCIBELLI,MARCO A

KOULIK,LEONID P

CARNEVALE,ANTHONY

MASTRONARDI,RICHARD A

BK-VOL/PAGE

16334/ 483

15633/ 328

13163/ 522

12688/ 236

12511/ 65

12195/ 481

SALE DATE

11/16/2006

01/13/2006

05/05/2003

11/01/2002

08/20/2002

02/20/2002

q/u

U

U

U

U

U

v/i

I

I

I

V

V

V

SALE PRICE

323,000

85,000

140,000

243,000

65,000

1

V.C.

H

O

G

G

B

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

2015

2015

Code

101

101

Assessed Value

223,800

78,500

Yr.

2014

2014

Code

B

L

Assessed Value

226,200

81,000

Yr.

2013

2013

Code

B

L

Assessed Value

220,300

81,000

Total:

302,300

Total:

307,200

Total:

301,300

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MA

NOTES

SUB DIV 901

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MA

NOTES

SUB DIV 901

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

223,800

0

0

78,500

0

302,300

C

0

302,300

BUILDING PERMIT RECORD

Permit ID

1

Issue Date

01/24/2003

Type

2

Description

DWELLING

Amount

115,000

Insp. Date

% Comp.

0

Date Comp.

Comments

OC 10/14/2003

VISIT/ CHANGE HISTORY

Date

01/22/2004

01/20/2004

01/20/2004

06/26/1980

Type

IS

ID

311

296

311

500

Cd.

3

2

2

14

Purpose/Result

MEAS+INSPCTD

MEASURED

MEASURED

INSPECTED

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RC

D

Front

Depth

Units

11,153

SF

Unit Price

7.04

I. Factor

1.0000

S.A.

5

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

MA

Adj.

1.00

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj Fact

1.00

Adj. Unit Price

7.04

Land Value

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	C+		AVG. (+)	FBM Sqft				
Stories	2.00		2 Story	Int vs Ext	S			
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:				89.01
Interior Floor 2								
Heat Fuel	2		GAS					
Heat Type	1		FORCED H/A					
AC Type	03		Full					
Bedrooms	4		WOOD	Replace Cost	238,096			
Full Baths	2			AYB	2003			
Half Baths	1			EYB	2008			
Extra Fixtures	1			Dep Code	GD			
Total Rooms	7			Remodel Rating				
Bath Style	G			Year Remodeled				
Kitchen Style	G			Dep %	6			
Kitchens	1			Functional ObsInc				
Extra Kitchens	0			External ObsInc				
Frame	1			Cost Trend Factor	1			
Basement Floor	12	Condition						
Bsmt Garage		% Complete						
Units	1	Overall % Cond		94				
WS Flues		Apprais Val		223,800				
FBM Quality		Dep % Ovr		0				
Fireplaces	1	Dep Ovr Comment						
		Misc Imp Ovr	0					
		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	1,000		17.80	17,802
FFL	1ST FLOOR	1,000	1,000		89.01	89,008
GAR	GARAGE	0	532		35.64	18,959
HST	HALF STORY	266	532		44.50	23,676
SFL	2ND FLOOR	948	948		89.01	84,379
WDK	WOOD DECK	0	340		12.57	4,272

Ttl. Gross Liv/Lease Area:		2,214	4,352	2,675		238,096
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