

Property Location: 69 BIRCHLAND AV

MAP ID:38A/ 1/ 102/ /

Bldg Name:

State Use:101

Vision ID: 3146

Account #3196

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:11/30/2015 11:41

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION	
STELLATO CHARLES JR STELLATO ELAINE 69 BIRCHLAND AVE EAST LONGMEADOW, MA 01028 Additional Owners:			1 TYPCL			Description	Code	Appraised Value	Assessed Value		
						RESIDENTL.	101	165,200	165,200		
						RES LAND	101	78,700	78,700		
						RESIDENTL.	101	15,900	15,900		
SUPPLEMENTAL DATA						Total				259,800	259,800
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_382907_2851380			Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
STELLATO CHARLES JR STELLATO,CHARLES JR STELLATO,CHARLES & STELLATO,GENNARO STELLATO GENNARO G +,		15623/ 212 15583/ 268 10762/ 531 BK-10120-P-417 03473/ 0501	01/06/2006 12/16/2005 05/12/1999 12/31/1997 11/21/1969	U U U U U	I I I I I	100 100 1 1 0	A A A A A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
								2015	101	165,200	2014	B	152,000	2013	B	147,100
								2015	101	78,700	2014	L	81,200	2013	L	81,200
								2015	101	15,900	2014	O	19,700	2013	O	19,900
								Total:			259,800	Total:	252,900	Total:	248,200	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Type	Description	Amount	Code	Description	Number	Amount									Comm. Int.			
Total:																			
ASSESSING NEIGHBORHOOD												Appraised Bldg. Value (Card) 165,200 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 15,900 Appraised Land Value (Bldg) 78,700 Special Land Value 0 Total Appraised Parcel Value 259,800 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 259,800							
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch											
0001/A						101		MA											
NOTES																			
WALK-OUT BASEMENT, 44` X 28` RANCH (MODULAR) W/DETACHED TWO CAR GARAGE. UPDATED ACREAGE BASED ON GIS AND PLAN B PG 2 RECORDED IN HCRD																			

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			
229	06/28/2006	2	DWELLING	182,000		0		OC 10/13/2006 SEE NOT	10/11/2013			317	2	MEASURED			
176	05/23/2006	5	DEMOLITION	2,000		0		OC 5/25/2006	11/16/2006			311	14	INSPECTED			
									11/09/2006			311	2	MEASURED			
									02/05/2004			311	15	PERMIT VISIT			
									11/22/2002			AO	22	MAILER SENT			

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	RC				11,881	SF	6.62	1.0000	5	1.0000	1.00	MA	1.00		Spec Use	Spec Calc	1.00	6.62	78,700
Total Card Land Units:			0.27		AC		Parcel Total Land Area:			0.27			AC			Total Land Value:			78,700		

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C+		AVG. (+)	FBM Sqft			
Stories	1.00		1 STORY	Int vs Ext	S		SAME
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	COST/MARKET VALUATION			
Interior Wall 2				Adj. Base Rate:			
Interior Floor 1	3		HARDWOOD	94.89			
Interior Floor 2							
Heat Fuel	2		GAS	Replace Cost			
Heat Type	1		FORCED H/A	172,033			
AC Type	01		NONE	AYB			
Bedrooms	2			2006			
Full Baths	2			EYB			
Half Baths	1			2010			
Extra Fixtures	0			Dep Code			
Total Rooms	4			GD			
Bath Style	A		AVERAGE	Remodel Rating			
Kitchen Style	A		AVERAGE	Year Remodeled			
Kitchens	1			Dep %			
Extra Kitchens	0			4			
Frame	1		WOOD	Functional Obslnc			
Basement Floor	12		CONCRETE	External Obslnc			
Bsmt Garage				Cost Trend Factor			
Units	1			1			
WS Flues				Condition			
FBM Quality				% Complete			
Fireplaces	0			Overall % Cond			
				96			
				Apprais Val			
				165,200			
				Dep % Ovr			
				0			
				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
02	SHED/FR			L	120	7.48	2006	A		AV	60	500
03	GARAGE	OB	Outbuilding	L	780	28.18	2006	A		GD	70	15,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,472		18.95	27,897	
FFL	1ST FLOOR	1,472	1,472		94.89	139,676	
OFP	OPEN PORCH	0	80		9.49	759	
WDK	WOOD DECK	0	280		13.22	3,701	
Ttl. Gross Liv/Lease Area:		1,472	3,304	1,813		172,033	

