

Property Location: 41 BIRCHLAND AV

Account #3227

MAP ID:38A/ 5/ 116/ /

Bldg Name:

State Use:101

Vision ID: 3177

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:11/30/2015 11:47

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION								
SOUMAKIS MATTHEW S DONALDSON KELLY 41 BIRCHLAND AVE EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value		
											RESIDENTL. RES LAND		101 101						123,900 78,700		123,900 78,700		
SUPPLEMENTAL DATA																							
			Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_382975_2851019				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)											
SOUMAKIS MATTHEW S LAUSHWAY MARK G +, HOWARD HOWARD			LC-31973 LC02-3708 LC0022527 LC001-8872		10/29/2004 06/10/1988 08/05/1986 10/12/1978		U	I	234,900 143,500 1 0		H	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
												2015	101	123,900		2014	B	140,300		2013	B	138,800	
												2015	101	78,700		2014	L	81,200		2013	L	81,200	
												Total:		202,600		Total:		221,500		Total:		220,000	
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																							
NBHD/ SUB		NBHD Name			Street Index Name		Tracing		Batch														
0001/A							101		MA														
NOTES																							
REAR OF HOUSE EST-FENCED											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												
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						
292	11/01/1989	MN	Manual Note		4,500		0		REMODEL			10/11/2013 04/02/2004 03/11/2004 08/13/1992 04/16/1990			317 250 311 131 131	2 22 2 2 15	MEASURED MAILER SENT MEASURED MEASURED PERMIT VISIT						
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				11,900	SF	6.61	1.0000	5	1.0000	1.00	MA	1.00		Spec Use	Spec Calc	1.00	6.61	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	05		CAPE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft	672		
Stories	1.75		1 3/4 STORIES	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2	2		PLASTER				
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		92.31	
Interior Floor 2							
Heat Fuel	1		OIL				
Heat Type	1		FORCED H/A	Replace Cost	187,764		
AC Type	03		FULL	AYB	1945		
Bedrooms	4			EYB	1980		
Full Baths	2			Dep Code	AG		
Half Baths	0			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	7			Dep %	34		
Bath Style	G		GOOD	Functional Obslnc			
Kitchen Style	A		AVERAGE	External Obslnc			
Kitchens	1			Cost Trend Factor	1		
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	Overall % Cond	66		
Bsmt Garage				Apprais Val	123,900		
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	936		18.44	17,262
EFP	ENCL PORCH	0	216		27.78	6,000
FFL	1ST FLOOR	936	936		92.31	86,405
GAR	GARAGE	0	308		36.87	11,354
PAT	PATIO	0	418		4.64	1,939
TQS	3/4 STORY	702	936		69.23	64,804
Ttl. Gross Liv/Lease Area:		1,638	3,750	2,034		187,764

