Property Location: 96 BIRCH AVE | **MAP ID: 3A/ 46/ 650/ /** | **Bldg Name:** | **State Use: 101**

Vision ID: 3253 | **Account #3304** | **Bldg #: 1 of 1** | **Sec #: 1 of 1** | **Card 1 of 1** | **Print Date: 11/30/2015 13:26**

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
KOZNIEWSKI BRIAN S		1 TYPCL		
96 BIRCH AVE				
EAST LONGMEADOW, MA 01028				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:		Received	
SP Permit		Prior ID	
Chapter Land		Owner Occ	
OC Dates	7/6/2012	Final Area	
In+Ex FY		Current Ac.	
Mailed			
GIS ID:	F_376116_2853392	ASSOC PID#	

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	206,700	206,700
RES LAND	101	78,100	78,100
Total		284,800	284,800

1006
AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
KOZNIEWSKI BRIAN S	19346/ 89	07/13/2012	U	I	281,887	00
NU WAY HOMES INC,	19039/ 428	12/15/2011	U	I	80,000	V
GEROW JENNIE J,	08871/ 0015	06/27/1994	U	V	1	A
GEROW NORA E	01820/ 0302	04/08/1946	U	I	0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2015	101	206,700	2014	B	209,900	2013	B	204,600
2015	101	78,100	2014	L	80,600	2013	L	80,600
	Total:	284,800		Total:	290,500		Total:	285,200

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			101	MA

NOTES

94 SALE INCLS 3A-15-752

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	206,700
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	78,100
Special Land Value	0
Total Appraised Parcel Value	284,800
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**284,800**

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
201103045	01/18/2012	2	DWELLING	154,500		0		OC 7/6/2012 30X24 COL

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
07/03/2012			400	25	OC VISIT
06/22/2012			317	15	PERMIT VISIT
04/27/2012			317	3	MEAS+INSPCTD
06/11/1980			500	14	INSPECTED

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 Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	101	ONE FAM	RC				10,000	SF	7.81	1.0000	5	1.0000	1.00	MA	1.00				1.00	7.81	78,100

Total Card Land Units: 0.23 AC | Parcel Total Land Area: 0.23 AC | Total Land Value: 78,100

Property Location: 96 BIRCH AVE **MAP ID:** 3A/ 46/ 650/ / **Bldg Name:** **State Use:** 101

Vision ID: 3253 **Account #** 3304 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 11/30/2015 13:26

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	06		COLONIAL
Model	01		RESIDENTIAL
Grade	C+		AVG. (+)
Stories	2.00		2 Story
Foundation	1		
Exterior Wall 1	4		VINYL
Exterior Wall 2			
Roof Structure	1		GABLE
Roof Cover	1		ASPHALT SH
Interior Wall 1	1		DRYWALL
Interior Wall 2			
Interior Floor 1	3		HARDWOOD
Interior Floor 2	4		CARPET
Heat Fuel	2		GAS
Heat Type	1		FORCED H/A
AC Type	03		Full
Bedrooms	3		
Full Baths	2		
Half Baths	1		
Extra Fixtures	2		
Total Rooms	5		
Bath Style	G		GOOD
Kitchen Style	G		GOOD
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor	12		
Bsmt Garage			
Units	1		
WS Flues			
FBM Quality			
Fireplaces	1		

CONSTRUCTION DETAIL (CONTINUED)

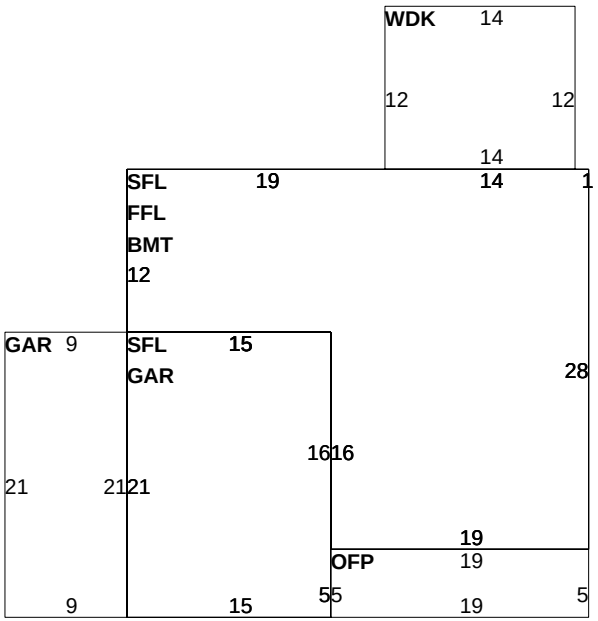
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		
FBM Sqft			
Int vs Ext	S		

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	98.63
Replace Cost	208,797
AYB	2012
EYB	2013
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	1
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	99
Apprais Val	206,700
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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	712		19.67	14,005
FFL	1ST FLOOR	712	712		98.63	70,224
GAR	GARAGE	0	504		39.53	19,923
OFP	OPEN PORCH	0	95		10.38	986
SFL	2ND FLOOR	1,027	1,027		98.63	101,292
WDK	WOOD DECK	0	168		14.09	2,367
	Ttl. Gross Liv/Lease Area:	1,739	3,218	2,117		208,797