Property Location: 17 ORCHARD RD | **MAP ID: 58/ 4/ 6/ /** | **Bldg Name:** | **State Use: 101**

Vision ID: 4404 | **Account #4473** | **Bldg #: 1 of 1** | **Sec #: 1 of 1** | **Card 1 of 1** | **Print Date: 12/01/2015 08:19**

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
ST CLAIR JOHN F		1 TYPCL		
17 ORCHARD RD				
EAST LONGMEADOW, MA 01028				

Additional Owners:

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Prior ID
Chapter Land	Owner Occ
OC Dates	Final Area
In+Ex FY	Current Ac.
Mailed	
GIS ID: F_386949_2857269	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	212,000	212,000
RES LAND	101	99,300	99,300
RESIDNTL.	101	11,300	11,300
Total		322,600	322,600

1006
EAST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
ST CLAIR JOHN F	09516/ 0214	06/10/1996	U	I	1	A
ST CLAIR JOHN F + ANITA J	08940/ 0047	09/14/1994	U	I	1	A
ST CLAIR JOHN F	08253/ 0553	11/25/1992	U	I	1	A
ST CLAIR JOHN F + ANITA J	08218/ 401	10/28/1992	U	I	1	A
ST CLAIR ANITA J	07663/ 0020	03/27/1991	U	I	1	A
ST CLAIRE JOHN F	05868/ 0078	08/05/1985	U	I	0	A

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2015	101	212,000	2014	B	213,900	2013	B	210,100
2015	101	99,300	2014	L	102,500	2013	L	104,400
2015	101	11,300	2014	O	13,100	2013	O	13,300
		Total: 322,600			Total: 329,500			Total: 327,800

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

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	212,000
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	11,300
Appraised Land Value (Bldg)	99,300
Special Land Value	0
Total Appraised Parcel Value	322,600
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**322,600**

ASSESSING NEIGHBORHOOD

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

NOTES

HOT TUB IN BMT PORCH PROJECT CANCELLED

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
297	11/20/2009	1	PORCH	3,500		0		7` X 11 CANCELLED
300	12/06/1995	MN	Manual Note	35,000		0		ADDITION
252	08/01/1987	MN	Manual Note	10,000		0		IG POOL

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
03/02/2012			317	15	PERMIT VISIT
12/23/2010			311	15	PERMIT VISIT
01/26/2010			316	15	PERMIT VISIT
02/19/2009			250	P1	PHONE MESSAG
09/05/2008			317	2	MEASURED

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	RA				26,484	SF	3.15	1.1900	7	1.0000	1.00	MG	1.00				1.00	3.75	99,300

Total Card Land Units: 0.61 AC | Parcel Total Land Area: 0.61 AC | Total Land Value: 99,300

Property Location: 17 ORCHARD RD **MAP ID:** 58/ 4/ 6/ / **Bldg Name:** **State Use:** 101

Vision ID: 4404 **Account #**4473 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/01/2015 08:19

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	05		CAPE
Model	01		RESIDENTIAL
Grade	C+		AVG. (+)
Stories	1.75		1 3/4 Stories
Foundation	1		CONCRETE
Exterior Wall 1	4		VINYL
Exterior Wall 2	8		BRICK VENR
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	4		
Full Baths	2		
Half Baths	0		
Extra Fixtures	0		
Total Rooms	8		
Bath Style			
Kitchen Style	G		GOOD
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor	12		
Bsmt Garage			
Units	1		
WS Flues			
FBM Quality	1		
Fireplaces	1		

CONSTRUCTION DETAIL (CONTINUED)

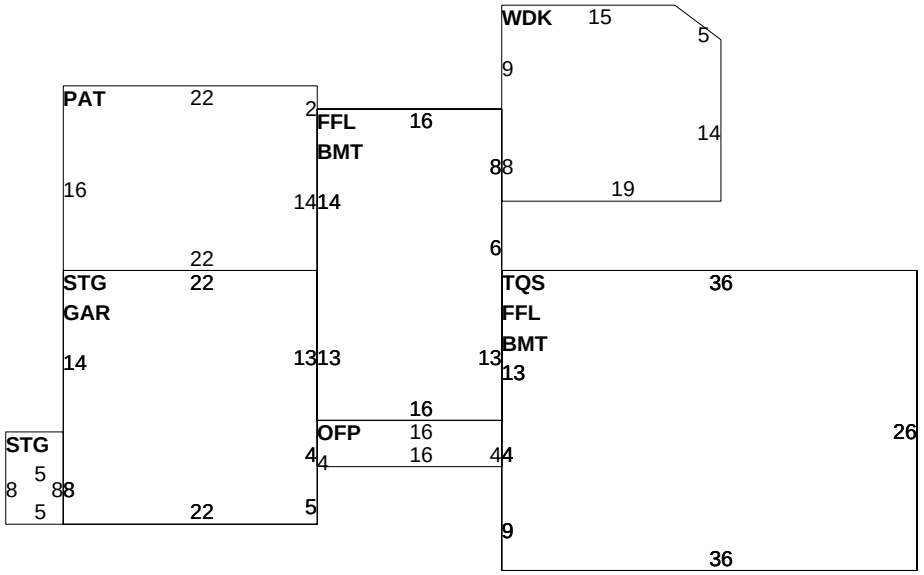
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	1		YES
FBM Sqft	1368		
Int vs Ext	S		

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	88.59
Replace Cost	249,458
AYB	1968
EYB	1999
Dep Code	VG
Remodel Rating	
Year Remodeled	
Dep %	15
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	85
Apprais Val	212,000
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
11	POOL I-V	OB	Outbuilding	L	648	29.00	1987	A		AV	60	11,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,368		17.74	24,273
FFL	1ST FLOOR	1,368	1,368		88.59	121,186
GAR	GARAGE	0	484		35.51	17,186
OFP	OPEN PORCH	0	64		8.30	532
PAT	PATIO	0	352		4.53	1,595
STG	STORAGE	0	524		35.50	18,603
TQS	3/4 STORY	702	936		66.44	62,187
WDK	WOOD DECK	0	317		12.30	3,898
	Ttl. Gross Liv/Lease Area:	2,070	5,413	2,816		249,458