

Property Location: 162 ORCHARD RD

Account #6349

MAP ID:46/ 44/ 22/ /

Bldg Name:

State Use:101

Vision ID: 6263

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/01/2015 16:30

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION											
LUSSIER ROBERT N LUSSIER MARIE A 162 ORCHARD RD EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value					
											RESIDENTL.		101						398,500		398,500					
											RES LAND		101						131,300		131,300					
											RESIDENTL.		101		20,500		20,500									
SUPPLEMENTAL DATA																										
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_384849_2856546							Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#																			
Total											550,300				550,300											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)													
LUSSIER ROBERT N CHAPDELAINE JOSEPH + SONS, CHAPDELAINE JOSEPH + SONS,				16065/ 473 5631/ 527 0/ 0		07/19/2006 06/14/1984		U	V	140,000 1 0		P E	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value			
													2015	101	398,500		2014	B	404,700		2013	B	425,600			
													2015	101	131,300		2014	L	138,200		2013	L	134,300			
													2015	101	20,500		2014	O	25,200		2013	O	25,400			
													Total:			550,300			Total:			568,100			Total:	
EXEMPTIONS					OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor APPRaised VALUE SUMMARY Appraised Bldg. Value (Card) 398,500 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 20,500 Appraised Land Value (Bldg) 131,300 Special Land Value 0 Total Appraised Parcel Value 550,300 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 550,300											
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			NV															
NOTES																										
SUB DIV 834 ORCHARD HILL 06 PERMIT = 100` X 28` COLONIAL W/ATTACHED THREE CAR GARAGE.																										
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					
391		11/30/2006		11	POOL		30,000			0			782 SF FT INGROUND		02/29/2008				317	14	INSPECTED					
228		06/27/2006		2	DWELLING		530,000			0			SEE NOTES		02/29/2008				317	15	PERMIT VISIT					
															02/16/2007				311	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		S Adj Fact	Adj.	Unit Price	Land Value			
1	101	ONE FAM		RA				32,191 SF	2.65	1.5400	9	1.0000	1.00	NV	1.00			Spec Use	Spec Calc	1.00		4.08	131,300			
Total Card Land Units:									0.74	AC	Parcel Total Land Area:					0.74 AC	Total Land Value:									131,300

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	B+		GOOD (+)	FBM Sqft	1772			
Stories	1.75		1 3/4 Stories	Int vs Ext	S			
Foundation	1		CONCRETE	MIXED USE				
Exterior Wall 1	4		VINYL	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				Adj. Base Rate:				98.01
Interior Floor 1	3		HARDWOOD	Replace Cost				415,062
Interior Floor 2	4		CARPET	AYB				2006
Heat Fuel	2		GAS	EYB				2010
Heat Type	1		FORCED H/A	Dep Code				GD
AC Type	03		FULL	Remodel Rating				
Bedrooms	3			Year Remodeled				
Full Baths	3			Dep %				4
Half Baths	1			Functional Obslnc				
Extra Fixtures	2			External Obslnc				
Total Rooms	8			Cost Trend Factor				1
Bath Style	G		GOOD	Condition				
Kitchen Style	G		GOOD	% Complete				
Kitchens	1			Overall % Cond				96
Extra Kitchens	0			Apprais Val				398,500
Frame	1		WOOD	Dep % Ovr				0
Basement Floor	12			Dep Ovr Comment				
Bsmt Garage				Misc Imp Ovr				0
Units				Misc Imp Ovr Comment				
WS Flues				Cost to Cure Ovr				0
FBM Quality	4			Cost to Cure Ovr Comment				
Fireplaces	0							

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	782	29.00	2006	G		GD	70	19,800
02	SHED/FR			L	128	7.48	2007	A		GD	70	700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	2,085		19.60	40,869	
FFL	1ST FLOOR	2,085	2,085		98.01	204,346	
GAR	GARAGE	0	806		39.15	31,558	
OFP	OPEN PORCH	0	64		9.19	588	
TQS	3/4 STORY	1,347	1,796		73.51	132,016	
WDK	WOOD DECK	0	416		13.66	5,684	
Ttl. Gross Liv/Lease Area:		3,432	7,252	4,235		415,062	

