

Property Location: 80 ORCHARD RD
Vision ID: 6270

Account #6356

MAP ID:46/ 66/ 41/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/01/2015 16:31

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION
WRIGHT CHRISTOPHER C			1 TYPCL			Description	Code	Appraised Value	Assessed Value	
80 ORCHARD RD						RESIDENTL.	101	238,700	238,700	
EAST LONGMEADOW, MA 01028						RES LAND	101	130,300	130,300	
Additional Owners:		SUPPLEMENTAL DATA				RESIDENTL.	101	28,300	28,300	
		Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_385803_2857368			Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#		Total		397,300	397,300

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)								
WRIGHT CHRISTOPHER C		12236/ 240	03/19/2002	U	I	328,148		Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
CHAPDELAINE + SONS INC,		3336/ 247	05/13/1968	U	V	1		2015	101	238,700	2014	B	240,500	2013	B	243,000
CHAPDELAINE + SONS INC,		0/ 0		U		0		2015	101	130,300	2014	L	137,100	2013	L	133,200
								Total:		397,300	Total:		377,600	Total:		376,200

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:							APPRAISED VALUE SUMMARY				
ASSESSING NEIGHBORHOOD													
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch					
0001/A						101		NV		Appraised Bldg. Value (Card) 238,700			
NOTES						Appraised XF (B) Value (Bldg) 0				Appraised OB (L) Value (Bldg) 28,300			
SUB DIV 834 ORCHARD HILL						Appraised Land Value (Bldg) 130,300				Special Land Value 0			
						Total Appraised Parcel Value 397,300				Valuation Method: C			
						Adjustment: 0				Net Total Appraised Parcel Value 397,300			

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	
201400609	03/21/2014	11	POOL	14,500	05/23/2014	100	05/23/2014	18X36 INGROUND	05/23/2014			317	15	PERMIT VISIT	
73	04/05/2002	2	DWELLING	240,000		0		OC 10/25/02	09/29/2010			311	2	MEASURED	
									01/30/2003			274	3	MEAS+INSPCTD	

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				30,016	SF	2.82	1.5400	9	1.0000	1.00	NV	1.00		Spec Use	Spec Calc	1.00	4.34	130,300
Total Card Land Units:			0.69		AC	Parcel Total Land Area:			0.69			AC			Total Land Value:			130,300			

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	19		RANCH	#Heat Sys	1			
Model	01		RESIDENTIAL	Central Vac	1		YES	
Grade	B		GOOD	FBM Sqft				
Stories	1.00		1 Story	Int vs Ext	S			
Foundation	1		CONCRETE	MIXED USE				
Exterior Wall 1	6		STUCCO	Code	Description		Percentage	
Exterior Wall 2	4		VINYL	101	ONE FAM		100	
Roof Structure	2		HIP					
Roof Cover	1		ASPHALT SH					
Interior Wall 1	1		DRYWALL	COST/MARKET VALUATION				
Interior Wall 2								
Interior Floor 1	4		CARPET	Adj. Base Rate:		96.44		
Interior Floor 2	6		CERAMIC TL					
Heat Fuel	2		GAS					
Heat Type	1		FORCED H/A	Replace Cost				253,930
AC Type	03		FULL	AYB				2003
Bedrooms	3			EYB				2008
Full Baths	2			Dep Code				GD
Half Baths	0			Remodel Rating				
Extra Fixtures	1			Year Remodeled				
Total Rooms	5			Dep %				6
Bath Style	G		GOOD	Functional Obslnc				
Kitchen Style	G		GOOD	External Obslnc				
Kitchens	1			Cost Trend Factor				1
Extra Kitchens	0			Condition				
Frame	1		WOOD	% Complete				
Basement Floor	12			Overall % Cond				94
Bsmt Garage				Apprais Val				238,700
Units	1			Dep % Ovr				0
WS Flues				Dep Ovr Comment				
FBM Quality				Misc Imp Ovr				0
Fireplaces	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 19	POOL I-V PATIO	OB	Outbuilding	L L	648 860	29.00 5.75	2014 2014	V G		VG GD	85 70	24,000 4,300

Ttl. Gross Liv/Lease Area:		1,857	5,270	2,633		253,930
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