

CURRENT OWNER				TOPO.				UTILITIES				STRT./ROAD				LOCATION				CURRENT ASSESSMENT									
MORNEAU JEFFREY S MORNEAU KATHLEEN B 77 ORCHARD RD EAST LONGMEADOW, MA 01028 Additional Owners:								1 TYPCL												Description		Code		Appraised Value		Assessed Value		1006 AST LONGMEADOW, M 	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		CAPE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		
Grade	B		GOOD	FBM Sqft	1244		
Stories	1.75		1 3/4 Stories	Int vs Ext	S		
Foundation	1			MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2	8		BRICK VENR	101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		101.96	
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost		377,872	
AC Type	03		Full	AYB		2001	
Bedrooms	4			EYB		2010	
Full Baths	3			Dep Code		VG	
Half Baths	1			Remodel Rating			
Extra Fixtures	2			Year Remodeled			
Total Rooms	8			Dep %		4	
Bath Style	V		VERY GOOD	Functional Obslnc			
Kitchen Style	V		V GOOD	External Obslnc			
Kitchens	1			Cost Trend Factor		1	
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12			Overall % Cond		96	
Bsmt Garage				Apprais Val		362,800	
Units	1			Dep % Ovr		0	
WS Flues				Dep Ovr Comment			
FBM Quality	4			Misc Imp Ovr		0	
Fireplaces	1			Misc Imp Ovr Comment			
				Cost to Cure Ovr		0	
				Cost to Cure Ovr Comment			

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	954	29.00	2001	A		GD	70	19,400
02	SHED/FR			L	180	7.48	2008	A		GD	70	900

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,659		20.40	33,851	
CFL	CATHEDRAL CE	240	240		104.94	25,185	
FFL	1ST FLOOR	1,419	1,419		101.96	144,684	
GAR	GARAGE	0	691		40.73	28,142	
HST	HALF STORY	260	520		50.98	26,510	
OFP	OPEN PORCH	0	204		10.00	2,039	
SFL	2ND FLOOR	64	64		101.96	6,526	
TQS	3/4 STORY	1,088	1,450		76.51	110,935	

Ttl. Gross Liv/Lease Area:		3,071	6,247	3,706		377,872	
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