

Property Location: 86 ORCHARD RD
Vision ID: 6273

Account #6359

MAP ID:46/ 67/ 42/ /

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/01/2015 16:32

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION							
ROSS CHARLES B ROSS LAUREEN 86 ORCHARD RD EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value	
											RESIDENTL.		101						229,300		229,300	
											RES LAND		101						131,100		131,100	
											RESIDENTL.		101		2,400		2,400					
SUPPLEMENTAL DATA																						
			Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_385620_2857345				Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#															
Total											362,800							362,800				

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
ROSS CHARLES B CHAPDELAINE + SONS INC, CHAPDELAINE + SONS INC,				11778/ 429 3336/ 247 0/ 0		07/27/2001 05/13/1968		U	I	281,875 1 0		V	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
													2015	101	229,300		2014	B	232,600		2013	B	240,800	
													2015	101	131,100		2014	L	138,100		2013	L	134,200	
													2015	101	2,400		2014	O	3,200		2013	O	3,300	
													Total:		362,800		Total:		373,900		Total:		378,300	

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:																						

ASSESSING NEIGHBORHOOD										Appraised Bldg. Value (Card) 229,300 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 2,400 Appraised Land Value (Bldg) 131,100 Special Land Value 0 Total Appraised Parcel Value 362,800 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 362,800														
NBHD/ SUB		NBHD Name			Street Index Name			Tracing														Batch		
0001/A								101														NV		

NOTES										SUB DIV #834 ORCHARD HILL - OFP=AN EFP AROUND HOT TUB											

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				
251	08/30/2000	2	DWELLING			173,000		0				09/29/2010 09/13/2002 05/31/2001			311 274 247	2 3 2	MEASURED MEAS+INSPCTD MEASURED				

LAND LINE VALUATION SECTION																													
B #	Use Code	Use Description		Zone	D	Front	Depth	Units	SF	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				31,892		2.67	1.5400	9	1.0000	1.00	NV	1.00						1.00	4.11	131,100					
Total Card Land Units:										0.73	AC	Parcel Total Land Area:					0.73	AC	Total Land Value:										131,100

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	B		GOOD	FBM Sqft			
Stories	2.00		2 Story	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				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			103.57
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS	Replace Cost			249,287
Heat Type	1		FORCED H/A	AYB			2000
AC Type	03		FULL	EYB			2006
Bedrooms	4			Dep Code			GD
Full Baths	2			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	1			Dep %			8
Total Rooms	7			Functional Obslnc			
Bath Style	G		GOOD	External Obslnc			
Kitchen Style	G		GOOD	Cost Trend Factor			1
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond			92
Basement Floor	12			Apprais Val			229,300
Bsmt Garage				Dep % Ovr			0
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr			0
FBM Quality				Misc Imp Ovr Comment			
Fireplaces	1			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
02	SHED/FR			L	160	7.48	2002	G		GD	70	1,000
28	B-BALL C			L	1	0.00	2009	A		GD	70	1,400
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BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	858		20.76	17,814
CFL	CATHEDRAL CE	377	377		106.59	40,184
FFL	1ST FLOOR	537	537		103.57	55,616
GAR	GARAGE	0	596		41.36	24,649
HST	HALF STORY	110	220		51.78	11,392
OFP	OPEN PORCH	0	90		10.36	932
PAT	PATIO	0	196		5.28	1,036
SFL	2ND FLOOR	943	943		103.57	97,664
Ttl. Gross Liv/Lease Area:		1,967	3,817	2,407		249,287

