

Property Location: 41 BIRCH AVE

MAP ID:14A/ 96/ 2/ /

Bldg Name:

State Use:101

Vision ID: 6511

Account #6615

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date:12/02/2015 09:01

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION							
CARRANO ALFONSO R CARRANO ANTONIETTA 41 BIRCH AVE EAST LONGMEADOW, MA 01028 Additional Owners:							1 TYPCL						Description		Code						Appraised Value		Assessed Value	
													RESIDENTL.		101						263,800		263,800	
													RES LAND		101						78,500		78,500	
SUPPLEMENTAL DATA																								
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_377334_2853675													Received Prior ID Owner Occ Final Area Current Ac. ASSOC PID#											
													Total				342,300		342,300					

RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)											
CARRANO ALFONSO R NGUYEN,THAO T NGUYEN,THAO T KOULIK,LEONID P CARNEVALE,ANTHONY CARNEVALE,ANTHONY				16163/ 225 14892/ 216 13585/ 39 12688/ 236 12511/ 65 0/ 0		08/31/2006 03/22/2005 09/15/2003 11/01/2002 08/20/2002		U	I	405,000 1 260,000 243,000 65,000 0		A O G G	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value	
													2015	101	263,800		2014	B	265,000		2013	B	263,400	
													2015	101	78,500		2014	L	81,000		2013	L	81,000	
													Total:		342,300		Total:		346,000		Total:		344,400	

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 VALUE SUMMARY													
NBHD/ SUB		NBHD Name				Street Index Name				Tracing														Batch	
0001/A										101														MA	

NOTES												APPRAISED VALUE SUMMARY											
SUB DIV #901																							
												Appraised Bldg. Value (Card) 263,800											
												Appraised XF (B) Value (Bldg) 0											
												Appraised OB (L) Value (Bldg) 0											
												Appraised Land Value (Bldg) 78,500											
												Special Land Value 0											
												Total Appraised Parcel Value 342,300											
												Valuation Method: C											
												Adjustment: 0											
												Net Total Appraised Parcel Value 342,300											

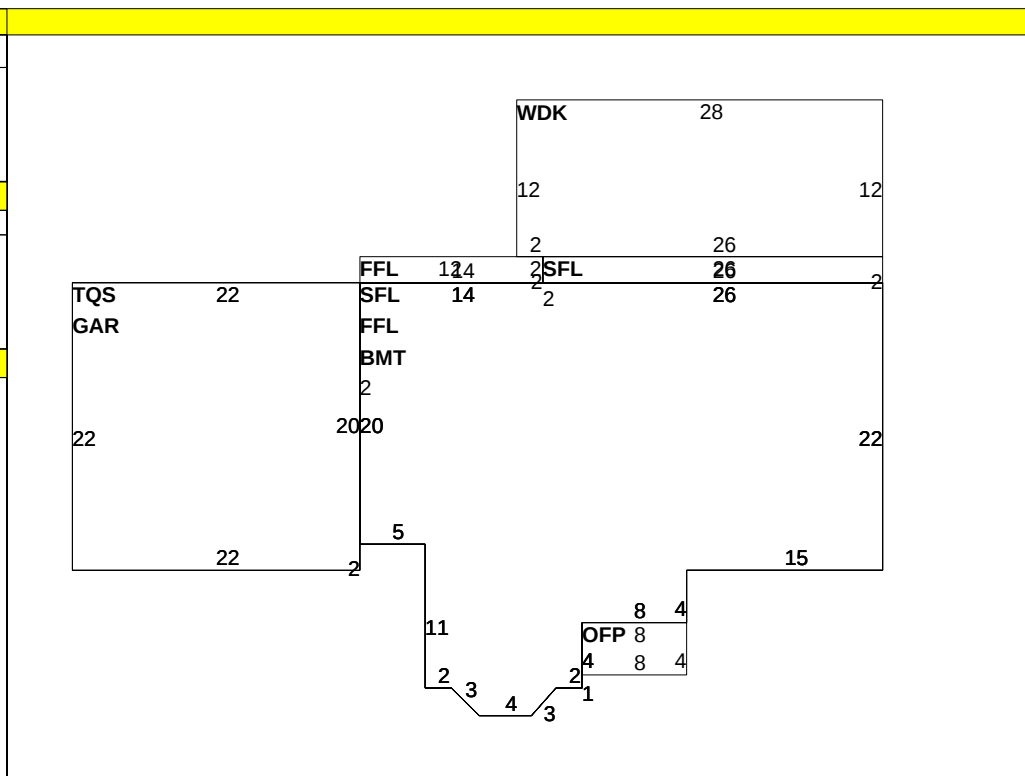
BUILDING PERMIT RECORD												VISIT/ CHANGE HISTORY											
Permit ID		Issue Date		Type	Description		Amount		Insp. Date		% Comp.	Date Comp.		Comments		Date		Type	IS	ID	Cd.	Purpose/Result	
2		01/24/2003		2	DWELLING		130,000				0			OC 9/23/2003		06/08/2005 01/20/2004				250 311	22 2	MAILER SENT 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		RC				11,116		7.06	1.0000	5	1.0000	1.00	MA	1.00					1.00		7.06	78,500					
Total Card Land Units:										0.26	AC	Parcel Total Land Area:					0.26	AC	Total Land Value:										78,500

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			
Grade	B-		GOOD (-)	FBM Sqft	767			
Stories	2.00		2 Story	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	2		HIP					
Roof Cover	1		ASPHALT SH					
Interior Wall 1	1		DRYWALL					
Interior Wall 2				COST/MARKET VALUATION				
Interior Floor 1	4		CARPET	Adj. Base Rate:			95.53	
Interior Floor 2								
Heat Fuel	2		GAS	Replace Cost			280,673	
Heat Type	1		FORCED H/A	AYB			2003	
AC Type	03		Full	EYB			2008	
Bedrooms	4			Dep Code			GD	
Full Baths	2			Remodel Rating				
Half Baths	1			Year Remodeled				
Extra Fixtures	3			Dep %			6	
Total Rooms	8			Functional ObsInc				
Bath Style	G		GOOD	External ObsInc				
Kitchen Style	G		GOOD	Cost Trend Factor			1	
Kitchens	1			Condition				
Extra Kitchens	0			% Complete				
Frame	1	WOOD	Overall % Cond			94		
Basement Floor	12		Apprais Val			263,800		
Bsmt Garage			Dep % Ovr			0		
Units	1		Dep Ovr Comment					
WS Flues			Misc Imp Ovr			0		
FBM Quality	3		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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,023		19.14	19,584
FFL	1ST FLOOR	1,051	1,051		95.53	100,404
GAR	GARAGE	0	484		38.29	18,533
OFP	OPEN PORCH	0	32		8.96	287
SFL	2ND FLOOR	1,075	1,075		95.53	102,697
TQS	3/4 STORY	363	484		71.65	34,678
WDK	WOOD DECK	0	336		13.36	4,490
Ttl. Gross Liv/Lease Area:		2,489	4,485	2,938		280,673



2006 6 19