

Property Location: 46 BIRCHLAND AV

Vision ID: 3161

Account #3211

MAP ID:38A/ 22/ 47/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/02/2016 12:44

CURRENT OWNER			TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 AST LONGMEADOW, M VISION																														
FLYNN THOMAS E FLYNN CATHY A 46 BIRCHLAND AVE EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL						Description		Code						Appraised Value		Assessed Value																								
											RESIDNTL.		101						92,600		92,600																								
											RES LAND		101						80,300		80,300																								
SUPPLEMENTAL DATA																																													
			Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_382816_2851034				Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																																						
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)																														
FLYNN THOMAS E LEDUC SANDRA M LEDUC DAVID P + SANDRA M			09610/ 0385 09537/ 0214 04334/ 0177		09/04/1996 06/27/1996 10/08/1976		U U U		I I I		93,000 1 0		A		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value														
															2016		101		91,300		2015		101		91,300		2014		B		87,200														
															2016		101		78,000		2015		101		78,000		2014		L		80,500														
															Total:				169,300		Total:				169,300		Total:				167,700														
EXEMPTIONS				OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 92,600 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 80,300 Special Land Value 0 Total Appraised Parcel Value 172,900 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 172,900																															
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				MA																														
NOTES																																													
HOUSE FIRE 9/26/2011																																													
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																	
201203099		09/19/2012		5		DEMOLITION		3,500				0				GARAGE		05/30/2013						105		15		PERMIT VISIT																	
201200443		02/17/2012		14		RE-BUILT		103,366				0				FIRE RESTORATION		06/05/2012						400		25		OC VISIT																	
201102685		09/29/2011		22		TEMP HOUSING		10,000				0				5/12 STILL ON PROPER		05/18/2012						250		22		MAILER SENT																	
																		05/11/2012						317		15		PERMIT VISIT																	
																		05/11/2012						317		15		PERMIT VISIT																	
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				RC								9,700		SF		8.04		1.0300		5		1.0000		1.00		MA		1.00				Spec Use		Spec Calc		1.00		8.28		80,300	
Total Card Land Units:								0.22		AC		Parcel Total Land Area:								0.22		AC		Total Land Value:								80,300													

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description	
Style	15		OLD STYLE	#Heat Sys	1			
Model	01		RESIDENTIAL	Central Vac	0		NO	
Grade	C		AVERAGE	FBM Sqft				
Stories	1.75		1 3/4 STORIES	Int vs Ext	S		SAME	
Foundation	2		CONC BLOCK	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	COST/MARKET VALUATION				
Interior Wall 2				Adj. Base Rate:				87.42
Interior Floor 1	3		HARDWOOD					
Interior Floor 2								
Heat Fuel	1		OIL	Replace Cost				100,617
Heat Type	1		FORCED H/A	AYB				1916
AC Type	01		NONE	EYB				2006
Bedrooms	2			Dep Code				GD
Full Baths	1			Remodel Rating				
Half Baths	1			Year Remodeled				
Extra Fixtures	0			Dep %				8
Total Rooms	5			Functional ObsInc				
Bath Style	A		AVERAGE	External ObsInc				
Kitchen Style	A		AVERAGE	Cost Trend Factor				1
Kitchens	1			Condition				
Extra Kitchens	0			% Complete				
Frame	1		WOOD	Overall % Cond				92
Basement Floor	12		CONCRETE	Apprais Val				92,600
Bsmt Garage				Dep % Ovr				0
Units	1			Dep Ovr Comment				
WS Flues				Misc Imp Ovr				0
FBM Quality				Misc Imp Ovr Comment				
Fireplaces	0			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	562		17.42	9,791
EFP	ENCL PORCH	0	102		26.57	2,710
FFL	1ST FLOOR	562	562		87.42	49,128
OFP	OPEN PORCH	0	40		8.74	350
SFL	2ND FLOOR	442	442		87.42	38,638
Ttl. Gross Liv/Lease Area:		1,004	1,708	1,151		100,617

