

Property Location: 88 BIRCH AVE
Vision ID: 3251

Account #3302

MAP ID:3A/ 44/ 544/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1

Card 1 of 1

State Use:101

Print Date:12/02/2016 13:05

CURRENT OWNER		TOPO.	UTILITIES	STRT./ROAD	LOCATION	CURRENT ASSESSMENT				1006 AST LONGMEADOW, MA VISION	
CHIUSANO ANTHONY V 88 BIRCH AVE EAST LONGMEADOW, MA 01028 Additional Owners:			1 TYPCL			Description	Code	Appraised Value	Assessed Value		
						RESIDENTL.	101	98,600	98,600		
						RES LAND	101	82,400	82,400		
						RESIDENTL.	101	1,400	1,400		
SUPPLEMENTAL DATA						Total				182,400	182,400
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_376359_2853393			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)								
CHIUSANO ANTHONY V MUSHENKO LAURA A KURAS,LAURA MORRISINO,KRISTINE M & STACY WILLIAM E,		20331/ 122	06/27/2014	U	I	135,000	1N	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
		17002/ 432	10/23/2007	U	I	170,000		2016	101	97,600	2015	101	97,600	2014	B	90,500
		14541/ 332	10/05/2004	U	I	157,000		2016	101	80,000	2015	101	80,000	2014	L	82,600
		10531/ 150	11/18/1998	U	I	97,000		2016	101	1,400	2015	101	1,400	2014	O	300
		05289/ 0258	08/03/1982	U	I	0		Total:		179,000	Total:	179,000	Total:	173,400		

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					APPROAISED VALUE SUMMARY														
NBHD/ SUB		NBHD Name		Street Index Name		Tracing		Batch		Appraised Bldg. Value (Card)					98,600				
0001/A						101		MA		Appraised XF (B) Value (Bldg)					0				
										Appraised OB (L) Value (Bldg)					1,400				
										Appraised Land Value (Bldg)					82,400				
										Special Land Value					0				
										Total Appraised Parcel Value					182,400				
										Valuation Method:					C				
										Adjustment:					0				
										Net Total Appraised Parcel Value					182,400				

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					
309	09/20/2005	9	ALTERATION	500		0		HATCHWAY	11/28/2005			311	15	PERMIT VISIT					
310	09/20/2005	9	ALTERATION	400		0		FENCE	11/28/2005			311	15	PERMIT VISIT					
271	08/16/2005	9	ALTERATION	400		0		PORCH STAIRS NVC	11/28/2005			311	15	PERMIT VISIT					
386	12/13/2004	21	SIDING	11,000		0			01/21/2005			311	15	PERMIT VISIT					
49	01/01/1985	MN	Manual Note	0		0		FAM ROOM	04/07/2004			250	22	MAILER SENT					
120	01/01/1982	MN	Manual Note	0		0													

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				16,000	SF	5.00	1.0300	5	1.0000	1.00	MA	1.00		Spec Use	Spec Calc	1.00	5.15	82,400					
Total Card Land Units:							0.37	AC	Parcel Total Land Area:							0.37	AC	Total Land Value:					82,400			

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft	684		
Stories	1.00		1 STORY	Int vs Ext	S		SAME
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	4		CARPET	Adj. Base Rate:			114.18
Interior Floor 2	3		HARDWOOD				
Heat Fuel	3		ELECTRIC				
Heat Type	6		ELECTRC BB	Replace Cost			131,426
AC Type	03		FULL	AYB			1982
Bedrooms	2			EYB			1989
Full Baths	1			Dep Code			AV
Half Baths	0			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	5			Dep %			25
Bath Style	A		AVERAGE	Functional Obslnc			
Kitchen Style	A		AVERAGE	External Obslnc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor				Overall % Cond			75
Bsmt Garage				Apprais Val			98,600
Units	1			Dep % Ovr			0
WS Flues	1			Dep Ovr Comment			
FBM Quality	3			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
02	SHED/FR			L	320	7.48	2013	A		AV	60	1,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	912		22.79	20,782
FFL	1ST FLOOR	912	912		114.18	104,136
WDK	WOOD DECK	0	408		15.95	6,508

Ttl. Gross Liv/Lease Area: 912 2,232 1,151 131,426

WDK	38	4 4 4
10	10	
	38	
FFL	38	
BMT		
24	24	
	38	
WDK	16	3 4 3

