Property Location: 161 ORCHARD RD | **MAP ID: 47/ 86/ 26/ /** | **Bldg Name:** | **State Use: 101**

Vision ID: 6228 | **Account #6314** | **Bldg #: 1 of 1** | **Sec #: 1 of 1** | **Card 1 of 1** | **Print Date: 12/07/2016 09:39**

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
MATSUK NATALIA		1 TYPCL		
MATSUK VLADIMIR				
161 ORCHARD RD				
EAST LONGMEADOW, MA 01028				
Additional Owners:				

SUPPLEMENTAL DATA

Other ID:	Received
SP Permit	Field 7
Chapter Land	Field 8
OC Dates	Field 9
In+Ex FY	Field 10
Mailed	
GIS ID: F_384821_2856311	ASSOC PID#

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	245,400	245,400
RES LAND	101	137,900	137,900
RESIDNTL.	101	200	200
Total		383,500	383,500

1006
EAST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
MATSUK NATALIA	18626/ 359	01/07/2011	U	I	100	A
MATSUK NATALIA,	14647/ 504	11/18/2004	U	I	400,000	
BOWKER,GREGORY P	12654/ 399	10/22/2002	U	V	75,000	J
CHAPDELAINE JOSEPH + SONS,	5791/ 512	04/10/1985	U	V	1	L
CHAPDELAINE JOSEPH + SONS,	0/ 0		U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2016	101	242,800	2015	101	242,800	2014	B	246,700
2016	101	133,600	2015	101	133,600	2014	L	140,300
2016	101	200	2015	101	200	2014	O	400
	Total:	376,600		Total:	376,600		Total:	387,400

EXEMPTIONS

Year	Type	Description	Amount
		Total:	

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm. Int.

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	245,400
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	200
Appraised Land Value (Bldg)	137,900
Special Land Value	0
Total Appraised Parcel Value	383,500
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	**383,500**

ASSESSING NEIGHBORHOOD

NBHD/ SUB	NBHD Name	Street Index Name	Tracing	Batch
0001/A			101	NV

NOTES

SALE OF FORECLOSED PROPERTYSUB DIV #834
ORCHARDWET BMT HWD FLOOR TOO SOFT 2
SMALL BATHS

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
211	07/19/2002	2	DWELLING	235,000		0		

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
09/29/2010			311	1	LEFT NOTICE
05/05/2005			311	3	MEAS+INSPCTD
03/17/2004			250	22	MAILER SENT
02/06/2004			311	15	PERMIT VISIT
02/04/2003			274	2	MEASURED

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 Spec Use	Special Pricing Spec Calc	S Adj Fact	Adj. Unit Price	Land Value
1	101	ONE FAM	RA				36,015	SF	2.41	1.5900	9	1.0000	1.00	NV	1.00				1.00	3.83	137,900

Total Card Land Units: 0.83 AC | Parcel Total Land Area: 0.83 AC | Total Land Value: 137,900

Property Location: 161 ORCHARD RD **MAP ID:** 47/ 86/ 26/ / **Bldg Name:** **State Use:** 101

Vision ID: 6228 **Account #**6314 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/07/2016 09:39

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	06		COLONIAL
Model	01		RESIDENTIAL
Grade	B		GOOD
Stories	2.00		2 Story
Foundation	1		
Exterior Wall 1	4		VINYL
Exterior Wall 2			
Roof Structure	2		HIP
Roof Cover	1		ASPHALT SH
Interior Wall 1	1		DRYWALL
Interior Wall 2			
Interior Floor 1	3		HARDWOOD
Interior Floor 2	4		CARPET
Heat Fuel	2		GAS
Heat Type	1		FORCED H/A
AC Type	03		Full
Bedrooms	3		
Full Baths	2		
Half Baths	1		
Extra Fixtures	2		
Total Rooms	7		
Bath Style	G		GOOD
Kitchen Style	G		GOOD
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor	12		
Bsmt Garage			
Units	1		
WS Flues			
FBM Quality			
Fireplaces	1		

CONSTRUCTION DETAIL (CONTINUED)

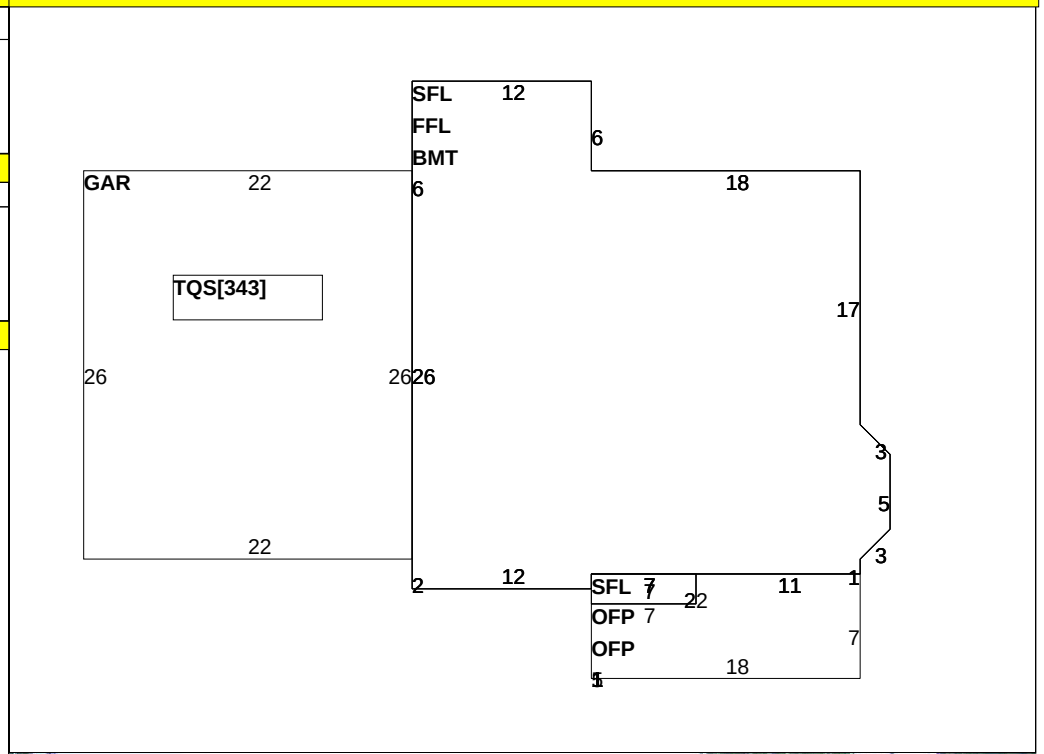
Element	Cd.	Ch.	Description
#Heat Sys	2		
Central Vac	1		
FBM Sqft			
Int vs Ext	S		

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	103.99
Replace Cost	261,107
AYB	2003
EYB	2008
Dep Code	GD
Remodel Rating	
Year Remodeled	
Dep %	6
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	94
Apprais Val	245,400
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	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	40	7.48	2004	A		GD	70	200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	908		20.84	18,925
FFL	1ST FLOOR	908	908		103.99	94,419
GAR	GARAGE	0	572		41.63	23,813
OFP	OPEN PORCH	0	126		10.73	1,352
SFL	2ND FLOOR	922	922		103.99	95,874
TQS	3/4 STORY	257	343		77.91	26,724
	Ttl. Gross Liv/Lease Area:	2,087	3,779	2,511		261,107