

Property Location: 154 ORCHARD RD
Vision ID: 6262

Account #6348

MAP ID:46/ 45/ 21/ /
Bldg #: 1 of 1
Sec #: 1 of 1
Card 1 of 1

Bldg Name:
State Use:101
Print Date:12/07/2016 09:48

CURRENT OWNER

BABINEAU JAY HEIRS + DEV OF
154 ORCHARD RD
EAST LONGMEADOW, MA 01028
Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT/ROAD

LOCATION

SUPPLEMENTAL DATA

Other ID:
SP Permit
Chapter Land
OC Dates
In+Ex FY
Mailed
GIS ID: F_385016_2856560

Received
Field 7
Field 8
Field 9
Field 10
ASSOC PID#

CURRENT ASSESSMENT

Description

RESIDENTL.
RES LAND

Code

101
101

Appraised Value

261,000
133,100

Assessed Value

261,000
133,100

Total

394,100

394,100

1006
AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

BABINEAU JAY HEIRS + DEV OF
CHAPDELAINE JOSEPH + SONS,
CHAPDELAINE JOSEPH + SONS,

BK-VOL/PAGE

15343/ 489
5631/ 527
0/ 0

SALE DATE

08/08/2005
06/14/1984

q/u

U
U
U

v/i

V
V
U

SALE PRICE

100,000
1
0

V.C.

N
E

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2016

101

258,400

2015

101

258,400

2014

B

263,900

2016

101

128,800

2015

101

128,800

2014

L

135,400

Total:

387,200

Total:

387,200

Total:

399,300

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

Total:

OTHER ASSESSMENTS

Appraised Bldg. Value (Card)

261,000

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

0

Appraised Land Value (Bldg)

133,100

Special Land Value

0

Total Appraised Parcel Value

394,100

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

394,100

ASSESSING NEIGHBORHOOD

NBHD/ SUB

NBHD Name

Street Index Name

Tracing

Batch

0001/A

101

NV

NOTES

SUB DIV 834 ORCHARD HILL BMT EST 2012

BUILDING PERMIT RECORD

Permit ID

Issue Date

Type

Description

Amount

Insp. Date

% Comp.

Date Comp.

Comments

201201344

03/28/2012

17

DECK

2,000

0

264

08/18/2010

7

REMODEL

10,000

0

FINISH BMT

269

08/15/2005

2

DWELLING

289,000

0

OC 3/13/2006

VISIT/ CHANGE HISTORY

Date

Type

IS

ID

Cd.

Purpose/Result

05/25/2012

317

15

PERMIT VISIT

03/02/2012

317

15

PERMIT VISIT

01/07/2011

317

15

PERMIT VISIT

12/11/2009

317

15

PERMIT VISIT

01/23/2009

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

RA

26,825 SF

3.12

1.5900

9

1.0000

1.00

NV

1.00

Spec Use

Spec Calc

1.00

4.96

133,100

Total Card Land Units:

0.62 AC

Parcel Total Land Area:

0.62 AC

Total Land Value:

133,100

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		
Grade	B-		GOOD (-)	FBM Sqft	840		
Stories	2.00		2 Story	Int vs Ext	S		
Foundation	1			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:			100.13
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost			274,750
AC Type	03		Full	AYB			2005
Bedrooms	3			EYB			2009
Full Baths	2			Dep Code			GD
Half Baths	1			Remodel Rating			
Extra Fixtures	2			Year Remodeled			
Total Rooms	6			Dep %		5	
Bath Style	G		GOOD	Functional Obslnc			
Kitchen Style	G		GOOD	External Obslnc			
Kitchens	1			Cost Trend Factor		1	
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12			Overall % Cond		95	
Bsmt Garage				Apprais Val		261,000	
Units	1			Dep % Ovr		0	
WS Flues				Dep Ovr Comment			
FBM Quality	4			Misc Imp Ovr		0	
Fireplaces	1			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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,120		20.03	22,429
FFL	1ST FLOOR	1,120	1,120		100.13	112,143
GAR	GARAGE	0	576		39.98	23,029
OFP	OPEN PORCH	0	40		10.01	401
PAT	PATIO	0	320		5.01	1,602
SFL	2ND FLOOR	1,120	1,120		100.13	112,143
WDK	WOOD DECK	0	216		13.91	3,004
Ttl. Gross Liv/Lease Area:		2,240	4,512	2,744		274,750

