

Property Location: 80 ORCHARD RD

Vision ID: 6270

Account #6356

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

MAP ID:46/ 66/ 41/ /

Bldg Name:

State Use:101

Print Date:12/07/2016 09:50

CURRENT OWNER

WRIGHT CHRISTOPHER C

80 ORCHARD RD

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

Code

Appraised Value

Assessed Value

RESIDENTL.

101

241,400

241,400

RES LAND

101

134,500

134,500

RESIDENTL.

101

28,300

28,300

Total

404,200

404,200

1006

AST LONGMEADOW, M

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE

SALE DATE

q/u

v/i

SALE PRICE

V.C.

WRIGHT CHRISTOPHER C

12236/ 240

03/19/2002

U

I

328,148

CHAPDELAINE + SONS INC,

3336/ 247

05/13/1968

U

V

1

CHAPDELAINE + SONS INC,

0/ 0

U

0

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

Yr.

Code

Assessed Value

2016

101

238,700

2015

101

238,700

2014

B

240,500

2016

101

130,300

2015

101

130,300

2014

L

137,100

2016

101

28,300

2015

101

28,300

Total:

397,300

Total:

397,300

Total:

377,600

EXEMPTIONS

OTHER ASSESSMENTS

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

NV

NOTES

SUB DIV 834 ORCHARD HILL

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

Appraised XF (B) Value (Bldg)

Appraised OB (L) Value (Bldg)

Appraised Land Value (Bldg)

Special Land Value

Total Appraised Parcel Value

Valuation Method:

Adjustment:

Net Total Appraised Parcel Value

241,400

0

28,300

134,500

0

404,200

C

0

404,200

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

201400609

03/21/2014

11

POOL

14,500

05/23/2014

100

05/23/2014

18X36 INGROUND

05/23/2014

317

15

PERMIT VISIT

73

04/05/2002

2

DWELLING

240,000

0

OC 10/25/02

09/29/2010

311

2

MEASURED

01/30/2003

274

3

MEAS+INSPCTD

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

30,016

SF

2.82

1.5900

9

1.0000

1.00

NV

1.00

Spec Use

Spec Calc

1.00

4.48

134,500

Total Card Land Units:

0.69

AC

Parcel Total Land Area:

0.69

AC

Total Land Value:

134,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	1		YES
Grade	B		GOOD	FBM Sqft			
Stories	1.00		1 Story	Int vs Ext	S		
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	6		STUCCO	Code	Description		Percentage
Exterior Wall 2	4		VINYL	101	ONE FAM		100
Roof Structure	2		HIP				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL	COST/MARKET VALUATION			
Interior Wall 2							
Interior Floor 1	4		CARPET	Adj. Base Rate:		97.53	
Interior Floor 2	6		CERAMIC TL				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	03		FULL	Replace Cost	256,788		
Bedrooms	3			AYB	2003		
Full Baths	2			EYB	2008		
Half Baths	0			Dep Code	GD		
Extra Fixtures	1			Remodel Rating			
Total Rooms	5			Year Remodeled			
Bath Style	G		GOOD	Dep %	6		
Kitchen Style	G		GOOD	Functional ObsInc			
Kitchens	1			External ObsInc			
Extra Kitchens	0			Cost Trend Factor	1		
Frame	1		WOOD	Condition			
Basement Floor	12			% Complete			
Bsmt Garage				Overall % Cond	94		
Units	1			Apprais Val	241,400		
WS Flues				Dep % Ovr	0		
FBM Quality				Dep Ovr Comment			
Fireplaces	0			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
11	POOL I-V	OB	Outbuilding	L	648	29.00	2014	V		VG	85	24,000
19	PATIO			L	860	5.75	2014	G		GD	70	4,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	1,857		19.48	36,182
FFL	1ST FLOOR	1,857	1,857		97.53	181,107
GAR	GARAGE	0	900		39.01	35,110
OSP	SCRN PORCH	0	128		14.48	1,853
PAT	PATIO	0	528		4.80	2,536

[illegible]