Property Location: 8 ORPHEUM AV | MAP ID: 1B/ 24/ 701/ / | Bldg Name: | State Use: 101

Vision ID: 1077 | Account # 1107 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/14/2017 20:30

| CURRENT OWNER | TOPO. | UTILITIES | STRT./ROAD | LOCATION |
|---|---|---|---|---|
| FENN SUSAN J<br>FENN CLARK A<br>8 ORPHEUM AVE<br><br>EAST LONGMEADOW, MA 01028<br>Additional Owners: | | 1 TYPCL | | |

**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_376349_2856478 | ASSOC PID# |

**CURRENT ASSESSMENT**

| Description | Code | Appraised Value | Assessed Value |
|---|---|---|---|
| RESIDNTL. | 101 | 139,200 | 139,200 |
| RES LAND | 101 | 63,100 | 63,100 |
| RESIDNTL. | 101 | 400 | 400 |
| | Total | 202,700 | 202,700 |

1006
4ST LONGMEADOW, M

# VISION

**RECORD OF OWNERSHIP**

| | BK-VOL/PAGE | SALE DATE | q/u | v/i | SALE PRICE | V.C. |
|---|---|---|---|---|---|---|
| FENN SUSAN J | 12127/ 135 | 01/24/2002 | U | I | 1 | A |
| SULLIVAN,JOANNE L | 12127/ 133 | 01/24/2002 | U | I | 1 | F |
| MAY SUSAN J, | 07636/ 0322 | 02/06/1991 | U | I | 1 | A |
| MAY SUSAN J | 07636/ 0320 | 02/06/1991 | U | I | 75,000 | A |
| MAY DONALD W | 03805/ 0077 | 05/29/1973 | U | I | 0 | |

**PREVIOUS ASSESSMENTS (HISTORY)**

| Yr. | Code | Assessed Value | Yr. | Code | Assessed Value | Yr. | Code | Assessed Value |
|---|---|---|---|---|---|---|---|---|
| 2017 | 101 | 135,800 | 2016 | 101 | 134,300 | 2015 | 101 | 134,300 |
| 2017 | 101 | 59,900 | 2016 | 101 | 64,600 | 2015 | 101 | 64,600 |
| 2017 | 101 | 400 | 2016 | 101 | 400 | 2015 | 101 | 400 |
| | Total: | 196,100 | | Total: | 199,300 | | Total: | 199,300 |

**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*

**ASSESSING NEIGHBORHOOD**

| NBHD/ SUB | NBHD Name | Street Index Name | Tracing | Batch |
|---|---|---|---|---|
| 0001/A | | | 101 | MF |

**NOTES**

WB, SUMP IN BMT

**APPRAISED VALUE SUMMARY**

| | |
|---|---|
| Appraised Bldg. Value (Card) | 139,200 |
| Appraised XF (B) Value (Bldg) | 0 |
| Appraised OB (L) Value (Bldg) | 400 |
| Appraised Land Value (Bldg) | 63,100 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 202,700 |
| Valuation Method: | C |
| Adjustment: | 0 |
| **Net Total Appraised Parcel Value** | **202,700** |

**BUILDING PERMIT RECORD**

| Permit ID | Issue Date | Type | Description | Amount | Insp. Date | % Comp. | Date Comp. | Comments |
|---|---|---|---|---|---|---|---|---|
| 201203072 | 09/11/2012 | 9 | ALTERATION | 6,500 | | 0 | | NVC THREE REPLACE |
| 201103055 | 12/14/2011 | GEN | GENERATOR | 3,400 | | 0 | | |
| 237 | 07/30/2007 | 1 | PORCH | 29,746 | | 0 | | SUNROOM OVER EXIS |
| 154 | 01/01/1984 | MN | Manual Note | 0 | | 0 | | CHIMNEY |

**VISIT/ CHANGE HISTORY**

| Date | Type | IS | ID | Cd. | Purpose/Result |
|---|---|---|---|---|---|
| 05/10/2013 | | | 105 | 15 | PERMIT VISIT |
| 04/20/2012 | | | 317 | 15 | PERMIT VISIT |
| 01/18/2008 | | | 317 | 2 | MEASURED |
| 12/14/2007 | | | 105 | 15 | PERMIT VISIT |
| 05/07/2004 | | | 317 | 14 | INSPECTED |

**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 | RB | | | | 12,000 | SF | 6.92 | 0.7600 | 3 | 1.0000 | 1.00 | MF | 1.00 | | | | 1.00 | 5.26 | 63,100 |

Total Card Land Units: 0.28 AC | Parcel Total Land Area: 0.28 AC | Total Land Value: 63,100

**Property Location:** 8 ORPHEUM AV **MAP ID:** 1B/ 24/ 701/ / **Bldg Name:** **State Use:** 101

**Vision ID: 1077** **Account #** 1107 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/14/2017 20:30

## CONSTRUCTION DETAIL

| Element | Cd. | Ch. | Description |
|---|---|---|---|
| Style | 19 | | RANCH |
| Model | 01 | | RESIDENTIAL |
| Grade | C | | AVERAGE |
| Stories | 2.00 | | 2 STORY |
| Foundation | 1 | | CONCRETE |
| Exterior Wall 1 | 4 | | VINYL |
| Exterior Wall 2 | 8 | | BRICK VENR |
| Roof Structure | 1 | | GABLE |
| 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 | 01 | | NONE |
| Bedrooms | 3 | | |
| Full Baths | 1 | | |
| Half Baths | 0 | | |
| Extra Fixtures | 0 | | |
| Total Rooms | 7 | | |
| Bath Style | A | | AVERAGE |
| Kitchen Style | A | | AVERAGE |
| Kitchens | 1 | | |
| Extra Kitchens | 0 | | |
| Frame | 1 | | WOOD |
| Basement Floor | 12 | | CONCRETE |
| Bsmt Garage | | | |
| Units | 1 | | |
| WS Flues | 2 | | |
| FBM Quality | 1 | | |
| Fireplaces | 0 | | |

## CONSTRUCTION DETAIL (CONTINUED)

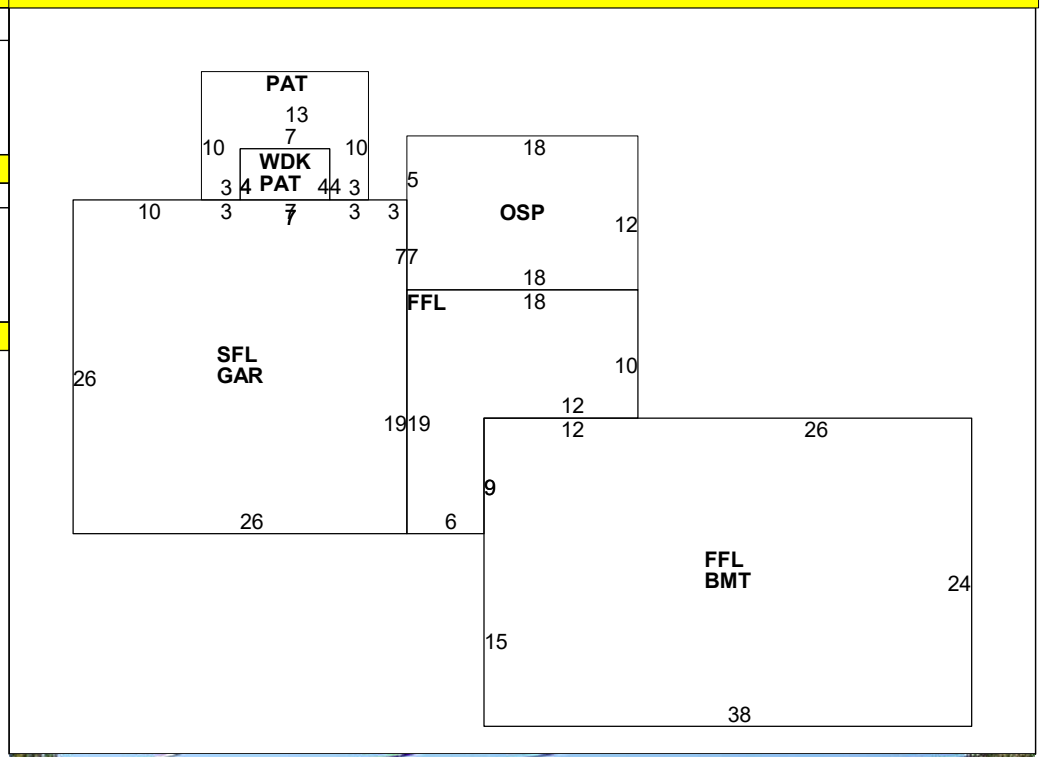
| Element | Cd. | Ch. | Description |
|---|---|---|---|
| #Heat Sys | 1 | | |
| Central Vac | 0 | | NO |
| FBM Sqft | 365 | | |
| Int vs Ext | S | | SAME |

## MIXED USE

| Code | Description | Percentage |
|---|---|---|
| 101 | ONE FAM | 100 |

## COST/MARKET VALUATION

| | |
|---|---|
| Adj. Base Rate: | 85.81 |
| Replace Cost | 198,829 |
| AYB | 1964 |
| EYB | 1987 |
| Dep Code | GD |
| Remodel Rating | |
| Year Remodeled | |
| Dep % | 30 |
| Functional Obslnc | |
| External Obslnc | |
| Cost Trend Factor | 1 |
| Condition | |
| % Complete | |
| Overall % Cond | 70 |
| Apprais Val | 139,200 |
| 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 | 80 | 7.48 | 2002 | A | | GD | 70 | 400 |
| GEN | GENERATOR | | | B | 0 | 0.00 | 1987 | A | 1 | AV | 0 | 0 |

## BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Gross Area | Eff. Area | Unit Cost | Undeprec. Value |
|---|---|---|---|---|---|---|
| BMT | BASEMENT | 0 | 912 | | 17.12 | 15,618 |
| FFL | 1ST FLOOR | 1,146 | 1,146 | | 85.81 | 98,342 |
| GAR | GARAGE | 0 | 676 | | 34.27 | 23,170 |
| OSP | SCRN PORCH | 0 | 216 | | 12.71 | 2,746 |
| PAT | PATIO | 0 | 130 | | 4.62 | 601 |
| SFL | 2ND FLOOR | 676 | 676 | | 85.81 | 58,010 |
| WDK | WOOD DECK | 0 | 28 | | 12.26 | 343 |
| | Ttl. Gross Liv/Lease Area: | 1,822 | 3,784 | 2,317 | | 198,829 |