Property Location: 9 BIRCH AVE | MAP ID: 14A/ 12/ 6/ / | Bldg Name: | State Use: 101

Vision ID: 289 | Account # 296 | Bldg #: 1 of 1 | Sec #: 1 of 1 | Card 1 of 1 | Print Date: 12/14/2017 15:11

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION
FAIRCHILD ERIC D		1 TYPCL		
FAIRCHILD SOUTHERLAND KAREN M				
9 BIRCH AVE				
EAST LONGMEADOW, MA 01028				
Additional Owners:				

CURRENT ASSESSMENT

Description	Code	Appraised Value	Assessed Value
RESIDNTL.	101	242,000	242,000
RES LAND	101	82,900	82,900
	Total	324,900	324,900

1006
4ST LONGMEADOW, M

VISION

SUPPLEMENTAL DATA

Other ID:		Received	
SP Permit		Field 7	
Chapter Land		Field 8	
OC Dates	9/8/2009	Field 9	
In+Ex FY		Field 10	
Mailed			
GIS ID: F_377825_2853727		ASSOC PID#	

RECORD OF OWNERSHIP

	BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.
FAIRCHILD ERIC D	18099/ 567	12/02/2009	U	I	320,000	
NGUYEN,THUY & HUAN	15743/ 320	03/01/2006	U	V	146,500	N
SYCHEV,PETR	14796/ 506	01/24/2005	U	V	10	F
KOULIK,LEONID P	12861/ 15	01/10/2003	U	V	70,000	G
JRS REALTY INC,	09997/ 0513	09/17/1997	U	V	21,000	G
BEDNARZYK WILLIAM +	07276/ 0301	09/26/1989	U	V	11,000	

PREVIOUS ASSESSMENTS (HISTORY)

Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2017	101	235,400	2016	101	233,000	2015	101	233,000
2017	101	80,900	2016	101	78,600	2015	101	78,600
	Total:	316,300		Total:	311,600		Total:	311,600

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	MA

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	242,000
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	82,900
Special Land Value	0
Total Appraised Parcel Value	324,900
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	324,900

NOTES

PAPER STREET-SUB DIV 963 08 BLD PERMIT
= 48` X 40` RANCH W/WALK OUT BMT AND
THREE CAR SUB GARAGE

BUILDING PERMIT RECORD

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
220	07/10/2008	2	DWELLING	220,000		0		OC 9/8/2009

VISIT/ CHANGE HISTORY

Date	Type	IS	ID	Cd.	Purpose/Result
06/18/2009			400	25	OC VISIT
12/12/2008			317	2	MEASURED
06/26/1980			500	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	RC				11,608	SF	7.14	1.0000	5	1.0000	1.00	MA	1.00				1.00	7.14	82,900

Total Card Land Units: 0.27 AC | Parcel Total Land Area: 0.27 AC | Total Land Value: 82,900

Property Location: 9 BIRCH AVE **MAP ID:** 14A/ 12/ 6/ / **Bldg Name:** **State Use:** 101

Vision ID: 289 **Account #** 296 **Bldg #:** 1 of 1 **Sec #:** 1 of 1 **Card** 1 of 1 **Print Date:** 12/14/2017 15:11

CONSTRUCTION DETAIL

Element	Cd.	Ch.	Description
Style	18		SPLIT ENT
Model	01		RESIDENTIAL
Grade	C+		AVG. (+)
Stories	1.00		1 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			
Heat Fuel	2		GAS
Heat Type	1		FORCED H/A
AC Type	03		FULL
Bedrooms	3		
Full Baths	3		
Half Baths	0		
Extra Fixtures	2		
Total Rooms	5		
Bath Style	G		GOOD
Kitchen Style	G		GOOD
Kitchens	1		
Extra Kitchens	0		
Frame	1		WOOD
Basement Floor	12		CONCRETE
Bsmt Garage	3		
Units	1		
WS Flues			
FBM Quality			
Fireplaces	0		

CONSTRUCTION DETAIL (CONTINUED)

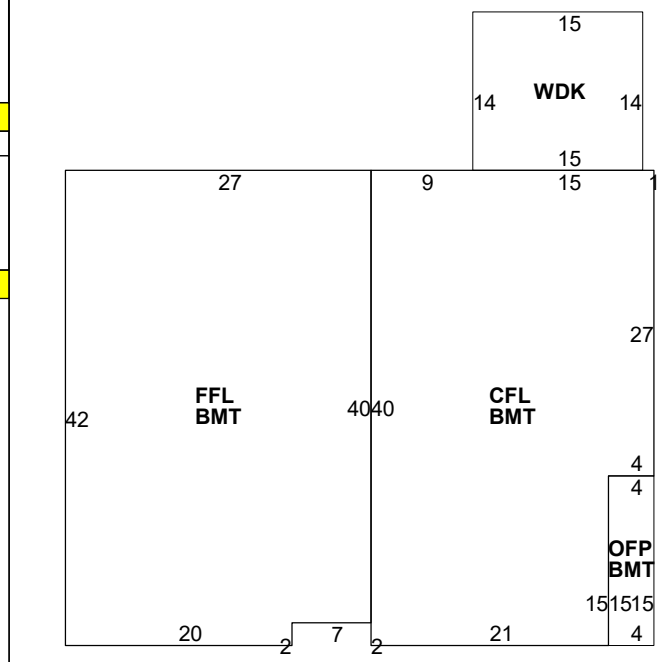
Element	Cd.	Ch.	Description
#Heat Sys	1		
Central Vac	0		NO
FBM Sqft			
Int vs Ext	3		

MIXED USE

Code	Description	Percentage
101	ONE FAM	100

COST/MARKET VALUATION

Adj. Base Rate:	100.82
Replace Cost	263,027
AYB	2008
EYB	2009
Dep Code	AV
Remodel Rating	
Year Remodeled	
Dep %	8
Functional Obslnc	
External Obslnc	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Cond	92
Apprais Val	242,000
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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	2,170		20.16	43,754
CFL	CATHEDRAL CE	990	990		103.87	102,832
FFL	1ST FLOOR	1,120	1,120		100.82	112,913
OFP	OPEN PORCH	0	60		10.08	605
WDK	WOOD DECK	0	210		13.92	2,924
	Ttl. Gross Liv/Lease Area:	2,110	4,550	2,609		263,027