

Property Location: 69 BIRCHLAND AV

MAP ID: 38A/ 1/ 102/ /

Bldg Name:

State Use: 101

Vision ID: 3146

Account #3196

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

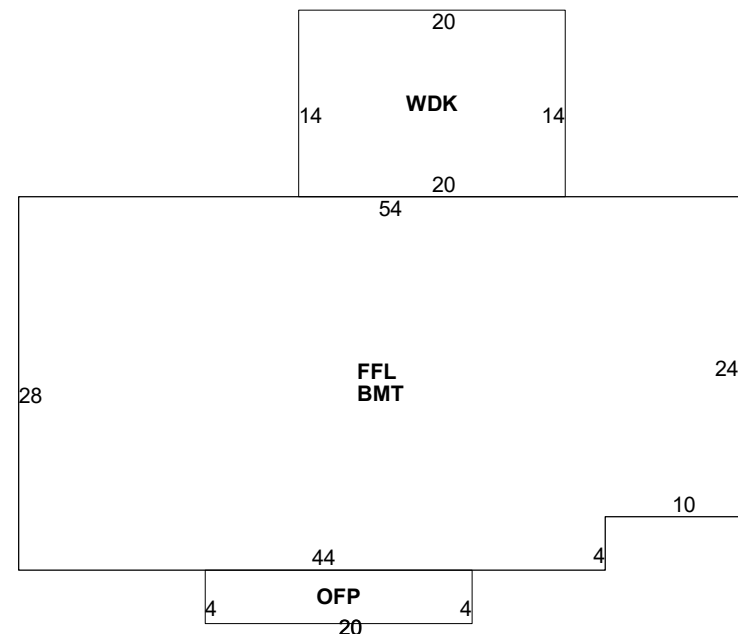
Print Date: 12/15/2017 15:45

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 4ST LONGMEADOW, MA VISION																	
STELLATO CHARLES JR STELLATO ELAINE 69 BIRCHLAND AVE EAST LONGMEADOW, MA 01028 Additional Owners:				1 TYPCL						Description		Code						Appraised Value		Assessed Value											
										RESIDENTL.		101						188,800		188,800											
										RES LAND		101						83,000		83,000											
										RESIDENTL.		101						15,900		15,900											
SUPPLEMENTAL DATA																															
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_382907_2851380										Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																					
										Total				287,700				287,700													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)																		
STELLATO CHARLES JR STELLATO,CHARLES JR STELLATO,CHARLES & STELLATO,GENNARO STELLATO GENNARO G +,				15623/ 212 15583/ 268 10762/ 531 BK-10120-P-417 03473/ 0501		01/06/2006 12/16/2005 05/12/1999 12/31/1997 11/21/1969		U	1	100 100 1 1 0		A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value								
													2017	101	181,800		2016	101	165,200		2015	101	165,200								
													2017	101	81,000		2016	101	78,700		2015	101	78,700								
													2017	101	15,900		2016	101	15,900		2015	101	15,900								
													Total:				278,700				Total:				259,800				Total:		
EXEMPTIONS				OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 188,800 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 15,900 Appraised Land Value (Bldg) 83,000 Special Land Value 0 Total Appraised Parcel Value 287,700 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 287,700																	
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			MA																				
NOTES																															
WALK-OUT BASEMENT UPDATED ACREAGE BASED ON GIS AND PLAN B PG 2 RECORDED IN HCRD																															
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											
201502975		11/24/2015		7	REMODEL		13,000		06/03/2016	100	06/03/2016		FINISH BMT (ESTIMATE)		106/03/2016			317	15	PERMIT VISIT											
229		06/28/2006		2	DWELLING		182,000			0			OC 10/13/2006 SEE NO		10/11/2013			317	2	MEASURED											
176		05/23/2006		5	DEMOLITION		2,000			0			OC 5/25/2006		11/16/2006			311	14	INSPECTED											
															11/09/2006			311	2	MEASURED											
															02/05/2004			311	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		RC				11,881	SF	6.99	1.0000	5	1.0000	1.00	MA	1.00					1.00	6.99	83,000								
Total Card Land Units:										0.27		AC	Parcel Total Land Area:				0.27		AC	Total Land Value:										83,000	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	19		RANCH	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C+		AVG. (+)	FBM Sqft	1100		
Stories	1.00		1 STORY	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	4		VINYL	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD				
Interior Floor 2				Adj. Base Rate:		110.76	
Heat Fuel	2		GAS	Replace Cost		200,811	
Heat Type	1		FORCED H/A	AYB		2006	
AC Type	01		NONE	EYB		2011	
Bedrooms	2			Dep Code		GD	
Full Baths	2			Remodel Rating			
Half Baths	1			Year Remodeled			
Extra Fixtures	0			Dep %		6	
Total Rooms	4			Functional Obslnc			
Bath Style	A		AVERAGE	External Obslnc			
Kitchen Style	A		AVERAGE	Cost Trend Factor		1	
Kitchens	1			Condition			
Extra Kitchens	0			% Complete			
Frame	1		WOOD	Overall % Cond		94	
Basement Floor	12		CONCRETE	Apprais Val		188,800	
Bsmt Garage				Dep % Ovr		0	
Bsmt Garage				Dep Ovr Comment			
Units	1			Misc Imp Ovr		0	
WS Flues				Misc Imp Ovr Comment			
FBM Quality	03			Cost to Cure Ovr		0	
Fireplaces	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	120	7.48	2006	A		AV	60	500
03	GARAGE	OB	Outbuilding	L	780	28.18	2006	A		GD	70	15,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	1,472		22.12	32,564	
FFL	1ST FLOOR	1,472	1,472		110.76	163,041	
OFP	OPEN PORCH	0	80		11.08	886	
WDK	WOOD DECK	0	280		15.43	4,320	
Ttl. Gross Liv/Lease Area:		1,472	3,304	1,813		200,811	



2009 7 17