

Property Location: 20 BIRCHLAND AV

Account #3201

MAP ID: 38A/ 14/ 14/ /

Bldg Name:

State Use: 101

Vision ID: 3151

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/15/2017 15:46

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 4ST LONGMEADOW, MA VISION												
OREL FIRANGIZ							1 TYPCL						Description		Code						Appraised Value		Assessed Value						
													RESIDENTL.		101						83,800		83,800						
													RES LAND		101						80,600		80,600						
108 OAKWOOD RD													RESIDENTL.		101		5,400		5,400										
LONGMEADOW, MA 01106					SUPPLEMENTAL DATA																								
Additional Owners:					Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_382935_2850732					Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																			
															Total								169,800		169,800				
RECORD OF OWNERSHIP					BK-VOL/PAGE			SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)														
OREL FIRANGIZ BROWN SHIRLEY M,					10549/ 420 02907/ 0112			12/01/1998 09/27/1962		U	1	63,000 0			Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value				
															2017	101	82,400		2016	101	81,300		2015	101	81,300				
															2017	101	78,800		2016	101	76,500		2015	101	76,500				
															2017	101	5,400		2016	101	5,400		2015	101	5,400				
Total:														166,600		Total:		163,200		Total:		163,200							
EXEMPTIONS					OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor														
Year	Type	Description			Amount		Code	Description			Number		Amount												Comm. Int.				
					Total:															APPRAISED VALUE SUMMARY									
NBHD/ SUB					NBHD Name			Street Index Name			Tracing			Batch															
0001/A											101			MA															
NOTES															10/11 MISSED APPT- CONFIRMED WINDOW IN GABLE. CAN NOT CONFIRM IF ATC OR UAT.BMT WET														
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					
55		03/05/2008		21	SIDING			3,000				0			NVC			01/27/2012				317	16	FIELDREV CHG					
280		10/06/2000		17	DECK			1,240				0						10/14/2011				317	2	MEASURED					
																		01/07/2009				317	15	PERMIT VISIT					
																		04/02/2004				250	22	MAILER SENT					
																		03/11/2004				311	2	MEASURED					
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				5,000 SF		16.12	1.0000	5	1.0000	1.00	MA	1.00				Spec Use		Spec Calc		1.00	16.12	80,600		
Total Card Land Units:					0.11	AC	Parcel Total Land Area:					0.11 AC					Total Land Value:										80,600		

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	15		OLD STYLE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft	431		
Stories	2.50		2 1/2 STORIES	Int vs Ext	S		SAME
Foundation	2		CONC BLOCK	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:		84.70	
Heat Fuel	1		OIL	Replace Cost		133,059	
Heat Type	1		FORCED H/A	AYB		1930	
AC Type	03		FULL	EYB		1980	
Bedrooms	4			Dep Code		AG	
Full Baths	1			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %		37	
Total Rooms	8			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		63	
Basement Floor	12		CONCRETE	Apprais Val		83,800	
Bsmt Garage				Dep % Ovr		0	
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr		0	
FBM Quality	3			Misc Imp Ovr Comment			
Fireplaces	0			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
03	GARAGE	OB	Outbuilding	L	320	28.18	1935	A		AV	60	5,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	616		16.91	10,418	
FFL	1ST FLOOR	672	672		84.70	56,916	
OFP	OPEN PORCH	0	176		8.66	1,525	
SFL	2ND FLOOR	616	616		84.70	52,173	
UAT	UNFIN ATTC	0	616		16.91	10,418	
WDK	WOOD DECK	0	136		11.83	1,609	
Ttl. Gross Liv/Lease Area:		1,288	2,832	1,571		133,059	

