

Property Location: 28 BIRCHLAND AV

MAP ID: 38A/ 20/ 39/ /

Bldg Name:

State Use: 101

Vision ID: 3159

Account #3209

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/15/2017 15:48

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT								1006 4ST LONGMEADOW, MA VISION						
FLYNN THOMAS F FLYNN CATHY A 46 BIRCHLAND AV EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL								Description		Code		Appraised Value		Assessed Value								
													RESIDENTL.		101		96,400		96,400								
													RES LAND		101		82,300		82,300								
													RESIDENTL.		101		4,100		4,100								
SUPPLEMENTAL DATA												Total								182,800		182,800					
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_382888_2850837					Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																						
RECORD OF OWNERSHIP					BK-VOL/PAGE			SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)												
FLYNN THOMAS F FLYNN CATHY A WESCOTT GEORGE W HEIRS OF CO TR WESCOTT GEORGE W +					21243/ 391 20902/ 196 08339/ 0480 02306/ 0413			06/30/2016 10/06/2015 02/18/1993 04/28/1954		U	1	100 100 1 0		1A 1A A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		
															2017	101	76,800		2016	101	48,200		2015	101	48,200		
															2017	101	80,400		2016	101	78,100		2015	101	78,100		
															2017	101	4,100		2016	101	4,100		2015	101	4,100		
															Total:		161,300		Total:		130,400		Total:		130,400		
EXEMPTIONS					OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 96,400 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 4,100 Appraised Land Value (Bldg) 82,300 Special Land Value 0 Total Appraised Parcel Value 182,800 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 182,800												
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																											
2015 BP EST COMPLETE 3/17																											
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			
201503038		12/10/2015		4	ADDITION			82,500		06/03/2016		100	03/03/2017		KITCHEN, BATH, LAUNDRY, PIGEON HSE SHED			03/03/2017				317	15	PERMIT VISIT			
108		01/01/1985		MN	Manual Note			0				0						06/03/2016				317	3	MEAS+INSPCTD			
98		01/01/1982		MN	Manual Note			0				0						10/11/2013				317	2	MEASURED			
																		04/15/2004				317	14	INSPECTED			
																		04/02/2004				250	22	MAILER SENT			
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				10,000 SF		8.23	1.0000	5	1.0000	1.00	MA	1.00				Spec Use		Spec Calc		1.00	8.23	82,300
Total Card Land Units:					0.23	AC	Parcel Total Land Area:					0.23 AC					Total Land Value:										82,300

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	02		BUNGALOW	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft			
Stories	1.00		1 STORY	Int vs Ext	S		SAME
Foundation	2		CONC BLOCK	MIXED USE			
Exterior Wall 1	3		ALUMINUM	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	2		PLASTER				
Interior Wall 2							
Interior Floor 1	4		CARPET				
Interior Floor 2	5		LINO/VINYL				
Heat Fuel	1		OIL				
Heat Type	1		FORCED H/A				
AC Type	01		NONE				
Bedrooms	2						
Full Baths	2						
Half Baths	0						
Extra Fixtures	0						
Total Rooms	5						
Bath Style	G		GOOD				
Kitchen Style	G		GOOD				
Kitchens	1						
Extra Kitchens	0						
Frame	1		WOOD				
Basement Floor							
Bsmt Garage							
Units	1						
WS Flues							
FBM Quality							
Fireplaces	0						

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	216	28.18	1930	A		AV	60	3,700
02	SHED/FR			L	96	7.48	1982	A		AV	60	400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	648		22.59	14,638
FFL	1ST FLOOR	901	901		112.60	101,455
Ttl. Gross Liv/Lease Area:		901	1,549	1,031		116,093

