

Property Location: 41 BIRCHLAND AV

Account #3227

MAP ID: 38A/ 5/ 116/ /

Bldg Name:

State Use: 101

Vision ID: 3177

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/15/2017 15:52

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 41ST LONGMEADOW, MA VISION							
SOUMAKIS MATTHEW S DONALDSON KELLY 41 BIRCHLAND AVE EAST LONGMEADOW, MA 01028 Additional Owners:				1	TYPCL					Description	Code	Appraised Value	Assessed Value								
										RESIDENTL. RES LAND	101 101	126,900 83,100	126,900 83,100								
		SUPPLEMENTAL DATA				Total				210,000		210,000									
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_382975_2851019				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)									
SOUMAKIS MATTHEW S LAUSHWAY MARK G +, HOWARD HOWARD			LC-31973 LC02-3708 LC0022527 LC001-8872		10/29/2004 06/10/1988 08/05/1986 10/12/1978		U	1	234,900 143,500 1 0		H	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
												2017	101	125,200	2016	101	123,900	2015	101	123,900	
												2017	101	81,000	2016	101	78,700	2015	101	78,700	
												Total:		206,200		Total:		202,600		Total:	
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)126,900 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)0 Appraised Land Value (Bldg)83,100 Special Land Value0 Total Appraised Parcel Value210,000 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value210,000									
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																					
REAR OF HOUSE EST-FENCED																					
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							
292	11/01/1989	MN	Manual Note	4,500		0		REMODEL	10/11/2013 04/02/2004 03/11/2004 08/13/1992 04/16/1990			317 250 311 131 131	2 22 2 2 15	MEASURED MAILER SENT MEASURED MEASURED 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				11,900 SF	6.98	1.0000	5	1.0000	1.00	MA	1.00			Spec Use	Spec Calc	1.00	6.98	83,100
Total Card Land Units:			0.27		AC	Parcel Total Land Area:			0.27			AC			Total Land Value:			83,100			

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	05		CAPE	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C		AVERAGE	FBM Sqft	672		
Stories	1.75		1 3/4 STORIES	Int vs Ext	S		SAME
Foundation	1		CONCRETE	MIXED USE			
Exterior Wall 1	2		CLAPBOARD	Code	Description		Percentage
Exterior Wall 2				101	ONE FAM		100
Roof Structure	1		GABLE				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2	2		PLASTER	COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			99.03
Interior Floor 2							
Heat Fuel	1		OIL				
Heat Type	1		FORCED H/A	Replace Cost	201,433		
AC Type	03		FULL	AYB	1945		
Bedrooms	4			EYB	1980		
Full Baths	2			Dep Code	AG		
Half Baths	0			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	7			Dep %	37		
Bath Style	G		GOOD AVERAGE	Functional Obslnc			
Kitchen Style	A			External Obslnc			
Kitchens	1			Cost Trend Factor	1		
Extra Kitchens	0			Condition			
Frame	1			% Complete			
Basement Floor	12		WOOD	Overall % Cond	63		
Bsmt Garage			CONCRETE	Apprais Val	126,900		
Units	1			Dep % Ovr	0		
WS Flues				Dep Ovr Comment			
FBM Quality	3			Misc Imp Ovr	0		
Fireplaces	1			Misc Imp Ovr Comment			
				Cost to Cure Ovr	0		
				Cost to Cure Ovr Comment			

BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value						
BMT	BASEMENT	0	936		19.79	18,519						
EFP	ENCL PORCH	0	216		29.80	6,437						
FFL	1ST FLOOR	936	936		99.03	92,695						
GAR	GARAGE	0	308		39.55	12,181						
PAT	PATIO	0	418		4.98	2,080						
TQS	3/4 STORY	702	936		74.27	69,521						
Ttl. Gross Liv/Lease Area:		1,638	3,750	2,034		201,433						

