

Property Location: 96 BIRCH AVE
Vision ID: 3253

Account #3304

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101
Print Date: 12/15/2017 16:11

CURRENT OWNER

KOZNIIEWSKI BRIAN S

96 BIRCH AVE

EAST LONGMEADOW, MA 01028

Additional Owners:

TOPO.

UTILITIES

1 TYPCL

STRT./ROAD

LOCATION

CURRENT ASSESSMENT

Description

RESIDENTL. RES LAND

Code

101101

Appraised Value

217,40082,300

Assessed Value

217,40082,300

SUPPLEMENTAL DATA

Other ID:

SP Permit

Chapter Land

OC Dates7/6/2012

In+Ex FY

Mailed

GIS ID: F_376116 2853392

Received

Field 7

Field 8

Field 9

Field 10

ASSOC PID#

RECORD OF OWNERSHIP

BK-VOL/PAGE

21841/ 5719346/ 8919039/ 42808871/ 001501820/ 0302

SALE DATE

08/31/201707/13/201212/15/201106/27/199404/08/1946

q/u

Q U U U U

v/i

I I I V I

SALE PRICE

334,000281,88780,00010

V.C.

0000V A0

PREVIOUS ASSESSMENTS (HISTORY)

Yr.

20172017

Code

101101

Assessed Value

208,90080,400

Yr.

20162016

Code

101101

Assessed Value

206,70078,100

Yr.

20152015

Code

101101

Assessed Value

206,70078,100

Total:

289,300

Total:

284,800

Total:

284,800

EXEMPTIONS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

OTHER ASSESSMENTS

Year

Type

Description

Amount

Code

Description

Number

Amount

Comm. Int.

ASSESSING NEIGHBORHOOD

NBHD/ SUB

0001/A

NBHD Name

Street Index Name

Tracing

101

Batch

MA

NOTES

94 SALE INCLS 3A-15-752

APPROAISED VALUE SUMMARY

Appraised Bldg. Value (Card)

217,400

Appraised XF (B) Value (Bldg)

0

Appraised OB (L) Value (Bldg)

0

Appraised Land Value (Bldg)

82,300

Special Land Value

0

Total Appraised Parcel Value

299,700

Valuation Method:

C

Adjustment:

0

Net Total Appraised Parcel Value

299,700

BUILDING PERMIT RECORD

Permit ID

201103045

Issue Date

01/18/2012

Type

2

Description

DWELLING

Amount

154,500

Insp. Date

% Comp.

0

Date Comp.

Comments

OC 7/6/2012 30X24 COL

VISIT/CHANGE HISTORY

Date

07/03/201206/22/201204/27/201206/11/1980

Type

IS

ID

400317317500

Cd.

2515314

Purpose/Result

OC VISITPERMIT VISITMEAS+INSPCTDINSPECTED

LAND LINE VALUATION SECTION

B #

1

Use Code

101

Use Description

ONE FAM

Zone

RC

D

Front

Depth

Units

10,000SF

Unit Price

8.23

I. Factor

1.0000

S.A.

5

Acre Disc

1.0000

C. Factor

1.00

ST. Idx

MA

Adj.

1.00

Notes- Adj

Special Pricing

Spec Use

Spec Calc

S Adj Fact

1.00

Adj. Unit Price

8.23

Land Value

82,300

Total Card Land Units:

0.23AC

Parcel Total Land Area:

0.23AC

Total Land Value:

82,300

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd.	Ch.	Description	Element	Cd.	Ch.	Description
Style	06		COLONIAL	#Heat Sys	1		
Model	01		RESIDENTIAL	Central Vac	0		NO
Grade	C+		AVG. (+)	FBM Sqft			
Stories	2.00		2 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				
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2				COST/MARKET VALUATION			
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			105.86
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost			224,096
AC Type	03		FULL	AYB			2012
Bedrooms	3			EYB			2014
Full Baths	2			Dep Code			GD
Half Baths	1			Remodel Rating			
Extra Fixtures	2			Year Remodeled			
Total Rooms	5			Dep %			3
Bath Style	G		GOOD	Functional Obslnc			
Kitchen Style	G		GOOD	External Obslnc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	Overall % Cond			97
Bsmt Garage				Apprais Val			217,400
Units	1			Dep % Ovr			0
WS Flues				Dep Ovr Comment			
FBM Quality				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	712		21.11	15,031						
FFL	1ST FLOOR	712	712		105.86	75,369						
GAR	GARAGE	0	504		42.43	21,383						
OFP	OPEN PORCH	0	95		11.14	1,059						
SFL	2ND FLOOR	1,027	1,027		105.86	108,714						
WDK	WOOD DECK	0	168		15.12	2,541						
Ttl. Gross Liv/Lease Area:		1,739	3,218	2,117		224,096						

