

Property Location: 162 ORCHARD RD

MAP ID: 46/ 44/ 22/ /

Bldg Name:

State Use: 101

Vision ID: 6263

Account #6349

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/16/2017 05:51

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 4ST LONGMEADOW, MA VISION																								
LUSSIER ROBERT N LUSSIER MARIE A 162 ORCHARD RD EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL								Description		Code						Appraised Value		Assessed Value																		
													RESIDENTL.		101						418,400		418,400																		
													RES LAND		101						126,200		126,200																		
													RESIDENTL.		101						20,500		20,500																		
SUPPLEMENTAL DATA												Total		565,100		565,100																									
RECORD OF OWNERSHIP					BK-VOL/PAGE		SALE DATE		q/u		v/i		SALE PRICE		V.C.		PREVIOUS ASSESSMENTS (HISTORY)																								
LUSSIER ROBERT N CHAPDELAINE JOSEPH + SONS, CHAPDELAINE JOSEPH + SONS,					16065/ 473 5631/ 527 0/ 0		07/19/2006 06/14/1984		U U U		V V U		140,000 1 0		P E		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value		Yr.		Code		Assessed Value								
																	2017		101		402,600		2016		101		398,500		2015		101		398,500								
																	2017		101		135,500		2016		101		131,300		2015		101		131,300								
																	2017		101		20,500		2016		101		20,500		2015		101		20,500								
																	Total:				558,600		Total:				550,300		Total:				550,300								
EXEMPTIONS					OTHER ASSESSMENTS												This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 418,400 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 20,500 Appraised Land Value (Bldg) 126,200 Special Land Value 0 Total Appraised Parcel Value 565,100 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 565,100																								
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			NV																													
NOTES																																									
SUB DIV 834 ORCHARD HILL 06 PERMIT =																																									
100' X 28' COLONIAL W/ATTACHED THREE																																									
CAR GARAGE.																																									
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													
391		11/30/2006		11		POOL		30,000				0				782 SF FT INGROUND		02/29/2008						317		14		INSPECTED													
228		06/27/2006		2		DWELLING		530,000				0				SEE NOTES		02/29/2008						317		15		PERMIT VISIT													
																		02/16/2007						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		RA								32,191 SF		2.80		1.4000		9		1.0000		1.00		NV		1.00				Spec Use		Spec Calc		1.00		3.92		126,200	
Total Card Land Units:						0.74 AC						Parcel Total Land Area:						0.74 AC						Total Land Value:						126,200											

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	B+		GOOD (+)	FBM Sqft	1772		
Stories	1.75		1 3/4 STORIES	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	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	03		FULL				
Bedrooms	3						
Full Baths	3			105.11			
Half Baths	1						
Extra Fixtures	2			Replace Cost	445,128		
Total Rooms	8			AYB	2006		
Bath Style	G		GOOD	EYB	2011		
Kitchen Style	G		GOOD	Dep Code	GD		
Kitchens	1			Remodel Rating			
Extra Kitchens	0			Year Remodeled			
Frame	1		WOOD	Dep %	6		
Basement Floor	12		CONCRETE	Functional Obslnc			
Bsmt Garage				External Obslnc			
Units				Cost Trend Factor	1		
WS Flues				Condition			
FBM Quality	4			% Complete			
Fireplaces	0			Overall % Cond	94		
				Apprais Val	418,400		
				Dep % Ovr	0		
				Dep Ovr Comment			
				Misc Imp Ovr	0		
				Misc Imp Ovr Comment			
				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
11	POOL I-V	OB	Outbuilding	L	782	29.00	2006	G		GD	70	19,800
02	SHED/FR			L	128	7.48	2007	A		GD	70	700

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value	
BMT	BASEMENT	0	2,085		21.02	43,830	
FFL	1ST FLOOR	2,085	2,085		105.11	219,148	
GAR	GARAGE	0	806		41.99	33,844	
OFP	OPEN PORCH	0	64		9.85	631	
TQS	3/4 STORY	1,347	1,796		78.83	141,579	
WDK	WOOD DECK	0	416		14.65	6,096	

Ttl. Gross Liv/Lease Area:		3,432	7,252	4,235		445,128	
----------------------------	--	-------	-------	-------	--	---------	--

