

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: 12/07/2018 10:38

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						136,700 83,100		136,700 83,100					
SUPPLEMENTAL DATA																												
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#																			
Total													219,800				219,800											
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			
															2018	101	126,900		2017	101	125,200		2016	101	123,900			
															2018	101	83,100		2017	101	81,000		2016	101	78,700			
															Total:		210,000		Total:		206,200		Total:		202,600			
EXEMPTIONS					OTHER ASSESSMENTS									This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)136,700 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)0 Appraised Land Value (Bldg)83,100 Special Land Value0 Total Appraised Parcel Value219,800 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value219,800														
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																												
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		
																						Spec Use		Spec Calc				
1	101	ONE FAM			RC				11,900 SF		6.98		1.0000	5	1.0000	1.00	MA	1.00								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:			106.71
Interior Floor 2							
Heat Fuel	1		OIL	Replace Cost			217,054
Heat Type	1		FORCED H/A	AYB			1945
AC Type	03		FULL	EYB			1981
Bedrooms	4			Dep Code			AG
Full Baths	2			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	0			Dep %			37
Total Rooms	7			Functional Obslnc			
Bath Style	G		GOOD	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			136,700
Bsmt Garage				Dep % Ovr			0
Units	1			Dep Ovr Comment			
WS Flues				Misc Imp Ovr			0
FBM Quality	3			Misc Imp Ovr Comment			
Fireplaces	1			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		21.32	19,955						
EFP	ENCL PORCH	0	216		32.11	6,936						
FFL	1ST FLOOR	936	936		106.71	99,883						
GAR	GARAGE	0	308		42.62	13,126						
PAT	PATIO	0	418		5.36	2,241						
TQS	3/4 STORY	702	936		80.03	74,912						
Ttl. Gross Liv/Lease Area:		1,638	3,750	2,034		217,054						

