

Property Location: 96 BIRCH AVE

MAP ID: 3A/ 46/ 650/ /

Bldg Name:

State Use: 101

Vision ID: 3253

Account #3304

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

Print Date: 12/07/2018 10:56

CURRENT OWNER					TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 4ST LONGMEADOW, M VISION									
CHO YONG K CHO ISABEL SUNGHEE 96 BIRCH AVE EAST LONGMEADOW, MA 01028 Additional Owners:					1 TYPCL								Description		Code						Appraised Value		Assessed Value			
													RESIDENTL. RES LAND		101 101						234,300 82,300		234,300 82,300			
SUPPLEMENTAL DATA												Total				316,600		316,600								
Other ID: SP Permit Chapter Land OC Dates 7/6/2012 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		SALE DATE		q/u	v/i	SALE PRICE		V.C.	PREVIOUS ASSESSMENTS (HISTORY)													
CHO YONG K KOZNIEWSKI BRIAN S NU WAY HOMES INC, GEROW JENNIE J, GEROW NORA E				21841/ 57 19346/ 89 19039/ 428 08871/ 0015 01820/ 0302		08/31/2017 07/13/2012 12/15/2011 06/27/1994 04/08/1946		Q	I	334,000 281,887 80,000 1 0		00 00 V A	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value			
													2018	101	217,400		2017	101	208,900		2016	101	206,700			
													2018	101	82,300		2017	101	80,400		2016	101	78,100			
													Total:		299,700		Total:		289,300		Total:		284,800			
EXEMPTIONS					OTHER ASSESSMENTS										This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)234,300 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)0 Appraised Land Value (Bldg)82,300 Special Land Value0 Total Appraised Parcel Value316,600 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value316,600											
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																										
94 SALE INCLS 3A-15-752																										
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						
201103045		01/18/2012		2	DWELLING		154,500			0			OC 7/6/2012 30X24 COL		07/03/2012			400	25	OC VISIT						
															06/22/2012			317	15	PERMIT VISIT						
															04/27/2012			317	3	MEAS+INSPCTD						
															06/11/1980			500	14	INSPECTED						
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	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	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:		114.12	
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A				
AC Type	03		FULL				
Bedrooms	3			Replace Cost	241,587		
Full Baths	2			AYB	2012		
Half Baths	1			EYB	2015		
Extra Fixtures	2			Dep Code	GD		
Total Rooms	5			Remodel Rating			
Bath Style	G		GOOD	Year Remodeled			
Kitchen Style	G		GOOD	Dep %	3		
Kitchens	1			Functional Obslnc			
Extra Kitchens	0			External Obslnc			
Frame	1		WOOD	Cost Trend Factor	1		
Basement Floor	12		CONCRETE	Condition			
Bsmt Garage				% Complete			
Units	1			Overall % Cond	97		
WS Flues				Apprais Val	234,300		
FBM Quality				Dep % Ovr	0		
Fireplaces	1			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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Gross Area	Eff. Area	Unit Cost	Undeprec. Value
BMT	BASEMENT	0	712		22.76	16,205
FFL	1ST FLOOR	712	712		114.12	81,252
GAR	GARAGE	0	504		45.74	23,052
OFP	OPEN PORCH	0	95		12.01	1,141
SFL	2ND FLOOR	1,027	1,027		114.12	117,199
WDK	WOOD DECK	0	168		16.30	2,739
Ttl. Gross Liv/Lease Area:		1,739	3,218	2,117		241,587

