

Property Location: 104 ORCHARD RD

Vision ID: 6232

Account #6318

MAP ID: 46/ 50/ 16/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/10/2018 14:54

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT				1006 4ST LONGMEADOW, M VISION											
VANCINI CAROL A				1	TYPCL					Description	Code	Appraised Value	Assessed Value												
		104 ORCHARD RD								RESIDENTL.	101	329,600	329,600												
		EAST LONGMEADOW, MA 01028								RES LAND	101	138,100	138,100												
Additional Owners:		SUPPLEMENTAL DATA								Total				467,700		467,700									
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_385070_2856988						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)												
VANCINI CAROL A VANCINI,ALAN M CHAPDELAINE JOSEPH + SONS, CHAPDELAINE JOSEPH + SONS,				16145/ 516 12213/ 129 5791/ 512 0/ 0		08/15/2006 03/13/2002 04/10/1985		U	I	1	A	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value					
												2018	101	320,600	2017	101	312,500	2016	101	309,300					
												2018	101	138,100	2017	101	148,100	2016	101	143,700					
												Total:			458,700		Total:		460,600		Total:		453,000		
EXEMPTIONS				OTHER ASSESSMENTS																					
Year	Type	Description		Amount		Code	Description		Number	Amount	Comm. Int.	This signature acknowledges a visit by a Data Collector or Assessor													
Total:																									
ASSESSING NEIGHBORHOOD																									
NBHD/ SUB		NBHD Name			Street Index Name			Tracing			Batch			APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)329,600 Appraised XF (B) Value (Bldg)0 Appraised OB (L) Value (Bldg)0 Appraised Land Value (Bldg)138,100 Special Land Value0 Total Appraised Parcel Value467,700 Valuation Method:C Adjustment:0 Net Total Appraised Parcel Value467,700											
0001/A								101			NV														
NOTES																									
SUB DIV #834 ORCHARD HILLS																									
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							
272	10/10/2001	2	DWELLING		245,000			0			OC 3/14/02		05/30/2018 09/29/2010 06/30/2004 03/17/2004 02/02/2004			333 311 328 250 311	3 2 16 22 15	MEAS+INSPCTD MEASURED FIELDREV CHG MAILER SENT 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		RA				40,000	SF	2.32	1.4000	9	1.0000	1.00	NV	1.00					1.00	3.25	130,000		
1	101	ONE FAM		RA				1.16	AC	7,000.00	1.0000	0	1.0000	1.00	NV	1.00					1.00	7,000.00	8,100		
Total Card Land Units:				2.08		AC		Parcel Total Land Area:				2.08				AC				Total Land Value:				138,100	

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	B+		GOOD (+)	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	16		STONE VENR	101	ONE FAM		100
Roof Structure	2		HIP	COST/MARKET VALUATION			
Roof Cover	1		ASPHALT SH				
Interior Wall 1	1		DRYWALL				
Interior Wall 2							
Interior Floor 1	3		HARDWOOD	Adj. Base Rate:			117.21
Interior Floor 2	4		CARPET				
Heat Fuel	2		GAS				
Heat Type	1		FORCED H/A	Replace Cost			366,270
AC Type	03		FULL	AYB			2001
Bedrooms	4			EYB			2008
Full Baths	2			Dep Code			GD
Half Baths	1			Remodel Rating			
Extra Fixtures	0			Year Remodeled			
Total Rooms	8			Dep %			10
Bath Style	V		VERY GOOD	Functional ObsInc			
Kitchen Style	V		V GOOD	External ObsInc			
Kitchens	1			Cost Trend Factor			1
Extra Kitchens	0			Condition			
Frame	1		WOOD	% Complete			
Basement Floor	12		CONCRETE	Overall % Cond			90
Bsmt Garage				Apprais Val			329,600
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			

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		1,732			23.41		40,553	
FFL	1ST FLOOR			1,832		1,832			117.21		214,722	
GAR	GARAGE			0		576			46.80		26,957	
OFP	OPEN PORCH			0		18			13.02		234	
PAT	PATIO			0		533			5.94		3,165	
SFL	2ND FLOOR			459		459			117.21		53,798	
UHS	UNFIN HALF STORY			0		763			35.18		26,840	
Ttl. Gross Liv/Lease Area:				2,291		5,913	3,125				366,270	

