

Property Location: 162 ORCHARD RD
Vision ID: 6263

Account #6349

MAP ID: 46/ 44/ 22/ /

Bldg Name:

Bldg #: 1 of 1

Sec #: 1 of 1

Card 1 of 1

State Use: 101

Print Date: 12/10/2018 15:01

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						400,700		400,700										
													RES LAND		101						126,200		126,200										
													RESIDENTL.		101						20,500		20,500										
SUPPLEMENTAL DATA																																	
Other ID: SP Permit Chapter Land OC Dates In+Ex FY Mailed GIS ID: F_384849_2856546								Received Field 7 Field 8 Field 9 Field 10 ASSOC PID#																									
												Total				547,400		547,400															
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	V	140,000		P	Yr.	Code	Assessed Value		Yr.	Code	Assessed Value		Yr.	Code	Assessed Value								
															2018	101	418,400		2017	101	402,600		2016	101	398,500								
															2018	101	126,200		2017	101	135,500		2016	101	131,300								
															2018	101	20,500		2017	101	20,500		2016	101	20,500								
															Total:		565,100		Total:		558,600		Total:		550,300								
EXEMPTIONS					OTHER ASSESSMENTS									This signature acknowledges a visit by a Data Collector or Assessor APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 400,700 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 547,400 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 547,400																			
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																																	
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		05/30/2018				333	4	INFO AT DOOR										
228		06/27/2006		2	DWELLING			530,000				0			SEE NOTES		02/29/2008				317	14	INSPECTED										
																	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						
																							Spec Use		Spec Calc								
1	101	ONE FAM			RA				32,191 SF		2.80		1.4000	9	1.0000		1.00	NV	1.00								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	Adj. Base Rate:		101.52		
Heat Fuel	2		GAS	Replace Cost				430,844
Heat Type	1		FORCED H/A					
AC Type	03		FULL					
Bedrooms	3							
Full Baths	3							
Half Baths	1			EYB				2006
Extra Fixtures	2							
Total Rooms	8							
Bath Style	G		GOOD					
Kitchen Style	G		GOOD					
Kitchens	1			Dep Code				2011
Extra Kitchens	0							
Frame	1		WOOD					
Basement Floor	12		CONCRETE					
Bsmt Garage								
Units				Remodel Rating				GD
WS Flues								
FBM Quality	3							
Fireplaces	0							
				Year Remodeled				
				Dep %		7		
				Functional Obslnc				
				External Obslnc				
				Cost Trend Factor		1		
				Condition				
				% Complete				
				Overall % Cond		93		
				Apprais Val		400,700		
				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		20.30	42,333	
CFL	CATHEDRAL CE	289	289		104.68	30,252	
FFL	1ST FLOOR	1,796	1,796		101.52	182,327	
GAR	GARAGE	0	806		40.56	32,689	
OFP	OPEN PORCH	0	64		9.52	609	
TQS	3/4 STORY	1,347	1,796		76.14	136,745	
WDK	WOOD DECK	0	416		14.15	5,888	
Ttl. Gross Liv/Lease Area:		3,432	7,252	4,244		430,844	

