

Property Location

15 ORPHEUM AV

Map ID

1B/ 36/ 1/ /

Bldg Name

State Use

101

Vision ID

1090

Account #

1120

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/18/2019 11:28:24

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
MORALES JULIAN J DUFFANY RACHEL L 15 ORPHEUM AVE EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	72800	72,800												
						RES LAND	101	63600	63,600												
		DRAINAGE		VIEW	COMMUNITY	RESIDNTL.	101	3200	3,200												
		SUPPLEMENTAL DATA				Total		139,600	139,600												
GIS ID F_376472_2856578		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#																	
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
MORALES JULIAN J DORA MI LLC,C/O MIKE FLEISHMAN FLEISHMAN,MICHAEL K HOLBROOK-SIMONS,LINDA D SIMONS THOMAS G +,		18082	0552	11-20-2009	U	I	158,500	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		14138	0364	04-19-2004	U	I	100		2019	101	71,100	2018	101	80,000	2017	101	77,900				
		13712	0067	10-23-2003	U	I	129,900			101	61,800		101	61,800		101	58,600				
		12016	0582	12-05-2001	U	I	1			101	3,200		101	3,200		101	3,200				
		09470	0049	05-01-1996	U	I	93,900		Total		136100	Total		145000	Total		139700				
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description		Amount		Code	Description	YEAR	Amount	Comm Int											
		Total		0.00																	
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		MF													
NOTES																					
SUB DIV #706-FPC DECORATIVE ONLY																					
BUILDING PERMIT RECORD																					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result							
									05-14-2018			333	2	MEASURED							
									01-08-2010			317	3	MEAS+INSPCTD							
									04-16-2004			311	2	MEASURED							
									05-19-1992			131	14	INSPECTED							
									06-22-1990			131	2	MEASURED							
									01-19-1990			105	16	FIELDREV CHG							
									05-15-1980			500	3	MEAS+INSPCTD							
LAND LINE VALUATION SECTION																					
B	Use Co	Description	Zone	D	Fronta	Depth	Land Units	Unit Price	I. Fact	S.A.	Ac Di	C. Fact	St. Idx	Adj	Notes	Special Pricing		Size A	Adj Unit Pric	Land Value	
1	101	ONE FAM	RB				7,050 SF	11.87	0.760	3	LAND	1.00	MF	1.00		0		1.000	9.02	63,600	
Total Card Land Units							0.162	AC	Parcel Total Land Area:				0.1618	Total Land Value							63,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	1	WOOD SHING	Code	Description	
Exterior Wall 2			101	ONE FAM	Percentage
Roof Structure	1	GABLE			100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	79.96	
Interior Floor 2	3	HARDWOOD	RCN	127,684	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1930	
AC Type	01	NONE	Effective Year Built	1975	
Bedrooms	2		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	5		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	57	
Extra Kitchen St			RCNLD	72,800	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	0	NO	Cost to Cure Ovr		
Frame	1	WOOD	Cost to Cure Ovr Comment		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)													
Code	Description	Su	Sub Type	Lan	Units	Unit Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
03	GARAGE	OB	Outbuildi	L	209	28.18	1930	60	0.00	AV	F	0.90	3,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	575		18.20	10,466	
FFL	1ST FLOOR	828	828		91.01	75,354	
TQS	3/4 STORY	431	575		68.22	39,224	
WDK	WOOD DECK	0	210		12.57	2,639	
Ttl Gross Liv / Lease Area		1,259	2,188	1,403		127,684	

