

Property Location 69 BIRCHLAND AV
 Vision ID 3146 Account # 3196

Map ID 38A/ 1/ 102/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1 Card # 1 of 1

State Use 101
 Print Date 12/19/2019 9:37:06 A

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
STELLATO CHARLES JR STELLATO ELAINE 69 BIRCHLAND AVE EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed														
		DRAINAGE		VIEW	COMMUNITY	RESIDENTL.	101	206300	206,300														
						RES LAND	101	85500	85,500														
						RESIDENTL.	101	15900	15,900														
		SUPPLEMENTAL DATA				Total				307,700	307,700												
GIS ID F_382907_2851380		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)															
STELLATO CHARLES JR		22572	495	03-01-2019	U	I	0	1A	Year	Code	Assessed	Year	Code	Assessed									
STELLATO CHARLES JR		15623	0212	01-06-2006	U	I	100	1A	2019	101	201,000	2018	101	188,800									
STELLATO,CHARLES JR		15583	0268	12-16-2005	U	I	100	1A		101	83,000		101	81,000									
STELLATO,CHARLES &		10762	0531	05-12-1999	U	I	1	1A		101	15,900		101	15,900									
STELLATO,GENNARO		BK-10	0	12-31-1997	U	I	1	1A	Total	299900	Total	287700	Total	278700									
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										APPRAISED VALUE SUMMARY													
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised BLDG. Value (Card)					206,300								
0001						101		MA		Appraised Xf (B) Value (Bldg)					0								
										Appraised Ob (B) Value (Bldg)					15,900								
										Appraised Land Value (Bldg)					85,500								
										Special Land Value					0								
										Total Appraised Parcel Value					307,700								
										Valuation Method					C								
										Adjustment													
										Net Total Appraised Parcel Value					307,700								
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									
201502975	11-24-2015	7	REMODEL	13,000	06-03-2016	100	06-03-2016	FINISH BMT (ESTIM	06-03-2016			317	15	PERMIT VISIT									
229	06-28-2006	2	DWELLING	182,000				OC 10/13/2006 SEE	10-11-2013			317	2	MEASURED									
176	05-23-2006	5	DEMOLITION	2,000		0		OC 5/25/2006	11-16-2006			311	14	INSPECTED									
									11-09-2006			311	2	MEASURED									
									02-05-2004			311	15	PERMIT VISIT									
									11-22-2002			AO	22	MAILER SENT									
									11-21-2002			274	2	MEASURED									
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	RC				11,881 SF	7.20	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.20	85,500		
Total Card Land Units							0.273	AC	Parcel Total Land Area: 0.2728							Total Land Value							85,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C+	AVG. (+)	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
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	3	HARDWOOD	Adj Base Rate	90.95	
Interior Floor 2			RCN	221,838	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2006	
AC Type	01	NONE	Effective Year Built	2011	
Bedrooms	2		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	7	
Total Rooms	4		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	93	
Extra Kitchen St			RCNLD	206,300	
FBM Sqft	1100		Dep % Ovr		
FBM Quality	03		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
02	SHED/FR			L	120	7.48	2006	60	0.00	AV	A	1.00	500
03	GARAGE	OB	Outbuildi	L	780	28.18	2006	70	0.00	GD	A	1.00	15,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,472		24.44	35,974	
FFL	1ST FLOOR	1,472	1,472		122.36	180,113	
OPF	OPEN PORCH	0	80		12.24	979	
WDK	WOOD DECK	0	280		17.04	4,772	
Ttl Gross Liv / Lease Area		1,472	3,304	1,813		221,838	

