

Property Location

91 BIRCH AVE

Map ID

3A/ 13/ 2/ /

Bldg Name

State Use

101

Vision ID

3214

Account #

3265

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/19/2019 9:47:21 A

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
KARAKUS SAFET 91 BIRCH AVE EAST LONGMEADOW MA 01028 GIS ID F_376238_2853557		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																							
										RESIDNTL.		101		252300		252,300																							
										RES LAND		101		85100		85,100																							
		DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		800		800																							
SUPPLEMENTAL DATA										Total								338,200		338,200																			
Alt Prcl ID		SP Permit		Chapter Land		OC Dates		In+Ex FY		Received		NIA		Field 8		Field 9		Field 10		Assoc Pid#																			
Mailed																																							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
KARAKUS SAFET FIGUEROA JARED A LAMON,SCOTT KINGSTON,WILLIAM J JR GAREFFA,AVIS J		21235 0496		06-24-2016		Q I		I		320,000		00		Year		Code		Assessed		Year		Code		Assessed															
		16769 0268		06-20-2007		U I		I		326,900		1P		2019		101		245,600		2018		101		230,200															
		16282 0573		10-26-2006		U V		V		80,000		1P		101		82,700		101		82,700		101		80,700															
		16201 0493		09-14-2006		U I		I		160,000		1A		101		800		101		800		101		800															
14142 0241		05-03-2004		U I		I		1		1A		Total		329100		Total		313700		Total		291900																	
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)								252,300																					
0001						101		MA		Appraised Xf (B) Value (Bldg)								0																					
										Appraised Ob (B) Value (Bldg)								800																					
										Appraised Land Value (Bldg)								85,100																					
										Special Land Value								0																					
										Total Appraised Parcel Value								338,200																					
										Valuation Method								C																					
										Adjustment																													
										Net Total Appraised Parcel Value								338,200																					
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											
390		11-30-2006		2		DWELLING		150,000								OC 6/13/2007		01-23-2017						317		16		FIELDREV CHG											
382		11-20-2006		5		DEMOLITION		4,000								DEMOLISH EXISTIN		01-18-2008						317		14		INSPECTED											
																		08-07-2007						317		15		PERMIT VISIT											
																		01-25-2007						311		2		MEASURED											
																		01-25-2007						311		15		PERMIT VISIT											
																		04-26-2004						319		14		INSPECTED											
																		04-07-2004						250		22		MAILER SENT											
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								11,000 SF		7.74		1.000		5		LAND		1.00		MA		1.00				0		1.000		7.74		85,100	
Total Card Land Units														0.253		AC		Parcel Total Land Area:				0.2525				Total Land Value										85,100			

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Bldg # 1

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B-	GOOD (-)	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		87.43
Interior Floor 1	3	HARDWOOD	RCN		271,272
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2006
Heat Type	1	FORCED H/A	Effective Year Built		2011
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		7
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor		1
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		93
Extra Kitchens	0		RCNLD		252,300
Extra Kitchen St			Dep % Ovr		
FBM Sqft	625		Dep Ovr Comment		
FBM Quality	4		Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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	160	7.48	2007	70	0.00	GD	A	1.00	800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	777		24.10	18,729	
FFL	1ST FLOOR	791	791		120.83	95,580	
GAR	GARAGE	0	490		48.33	23,683	
OFP	OPEN PORCH	0	96		12.59	1,208	
PAT	PATIO	0	288		5.87	1,692	
SFL	2ND FLOOR	1,059	1,059		120.83	127,963	
WDK	WOOD DECK	0	144		16.78	2,417	
Ttl Gross Liv / Lease Area		1,850	3,645	2,245		271,272	

