

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT													
MORNEAU JEFFREY S MORNEAU KATHLEEN B 77 ORCHARD RD EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW						
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	397800		397,800								
												RES LAND		101	131700		131,700								
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	20300		20,300								
				SUPPLEMENTAL DATA																					
				Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				Received NIA Field 8 Field 9 Field 10 Assoc Pid#																	
GIS ID F_385813_2857095												Total		549,800		549,800									
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
MORNEAU JEFFREY S MESSENGER MICHELE L, MESSINGER,THOMAS J CHAPDELAINE + SONS INC, CHAPDELAINE + SONS INC,				18851 0464		07-22-2011		U		I		469,000		1 1		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				14744 0129		01-04-2005		U		I		1		1		2019		101	387,900	2018	101	382,000	2017	101	366,300
				11458 0523		12-28-2000		U		V		75,000		1P				101	127,900		101	127,900		101	137,400
				3336 0247		05-13-1968		U		V		1		1E				101	20,300		101	20,300		101	20,300
				0000 0000				U				0				Total		536100	Total		530200	Total		524000	
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 BLDG. Value (Card) 397,800 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 20,300 Appraised Land Value (Bldg) 131,700 Special Land Value 0 Total Appraised Parcel Value 549,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 549,800									
Nbhd		Nbhd Name			B			Tracing			Batch														
0001								101			NV														
NOTES																									
SUB DIV 834 ORCHARD HILL SUB DIV 856																									
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					
201803079		10-30-2018		62	SOLAR		45,000	06-06-2019		100	06-06-2019		ASSUME COMPLET INGROUND		08-14-2019			334	2	MEASURED					
201702386		08-23-2017		91	INSULATION		4,108	06-06-2019		100	06-06-2019				06-06-2019			400	15	PERMIT VISIT					
253		09-26-2001		11	POOL		19,000								10-28-2011			317	3	MEAS+INSPECTD					
336		12-06-2000		2	DWELLING		353,973								09-29-2010			311	1	LEFT NOTICE					
															10-10-2002			274	14	INSPECTED					
													09-13-2002	250	22	MAILER SENT									
														09-12-2002	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		RA				35,221	SF	2.67	1.400	9	LAND	1.00	NV	1.00				0		1.000	3.74	131,700	
Total Card Land Units								0.809	AC	Parcel Total Land Area: 0.8086				Total Land Value								131,700			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	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	72.69	
Interior Floor 1	3	HARDWOOD	RCN	423,141	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built	2001	
Heat Type	1	FORCED H/A	Effective Year Built	2012	
AC Type	03	FULL	Depreciation Code	VG	
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %	6	
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	V	VERY GOOD	Cost Trend Factor	1	
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	V	V GOOD	Overall % Condition	94	
Extra Kitchens	0		RCNLD	397,800	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1244		Dep Ovr Comment		
FBM Quality	4		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	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
11	POOL I-V	OB	Outbuildi	L	954	29.00	2001	70	0.00	GD	A	1.00	19,400
02	SHED/FR			L	180	7.48	2008	70	0.00	GD	A	1.00	900
SOL	Solar Panels	EX	Extra Fea	B		0.00	2018	94	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,659		22.85	37,907	
CFL	CATHEDRAL CE	240	240		117.51	28,202	
FFL	1ST FLOOR	1,419	1,419		114.18	162,018	
GAR	GARAGE	0	691		45.60	31,513	
HST	HALF STORY	260	520		57.09	29,686	
OPF	OPEN PORCH	0	204		11.19	2,284	
SFL	2ND FLOOR	64	64		114.18	7,307	
TQS	3/4 STORY	1,088	1,450		85.67	124,225	
Ttl Gross Liv / Lease Area		3,071	6,247	3,706		423,141	

