

State Use 101
Print Date 11-03-2020 11:14:27

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
FENN SUSAN J FENN CLARK A 8 ORPHEUM AVE EAST LONGMEADOW MA 01028 GIS ID F_376349_2856478												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	164600		164,600												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	65000		65,000												
												RESIDNTL.		101	400		400												
				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#																					
												Total		230,000		230,000													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
FENN SUSAN J SULLIVAN,JOANNE L MAY SUSAN J, MAY SUSAN J MAY DONALD W				12127	0135	01-24-2002	U	I			1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed								
				12127	0133	01-24-2002	U	I			1	1F	2020	101	155,600	2019	101	151,100	2018	101	139,200								
				07636	0322	02-06-1991	U	I			1	1A		101	65,000		101	63,100		101	63,100								
				07636	0320	02-06-1991	U	I	75,000		1A			101	400		101	400		101	400								
				03805	0077	05-29-1973	U	I	0				Total	221000		Total		214600		Total		202700							
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																													
																		Appraised BLDG. Value (Card)								164,600			
																		Appraised Xf (B) Value (Bldg)								0			
																		Appraised Ob (B) Value (Bldg)								400			
																		Appraised Land Value (Bldg)								65,000			
																		Special Land Value								0			
Total Appraised Parcel Value																		230,000											
Valuation Method																		C											
Adjustment																													
Net Total Appraised Parcel Value																		230,000											
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	
201203072		09-11-2012		9		ALTERATION		6,500								NVC THREE REPL		08-16-2019						334		2		MEASURED	
201103055		12-14-2011		GEN		GENERATOR		3,400								SUNROOM OVER E CHIMNEY		05-10-2013						105		15		PERMIT VISIT	
237		07-30-2007		1		PORCH		29,746										04-20-2012						317		15		PERMIT VISIT	
154		01-01-1984		MN		Manual Note												01-18-2008						317		2		MEASURED	
																		12-14-2007						105		15		PERMIT VISIT	
																		05-07-2004						317		14		INSPECTED	
																		04-22-2004						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		RB				12,000	SF	7.13	0.760	3	LAND	1.00	MF	1.00				0			1.000	5.42	65,000				
Total Card Land Units								0.275	AC	Parcel Total Land Area: 0.2755								Total Land Value										65,000	

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	AVERAGE	#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	8	BRICK VENR	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		92.11
Interior Floor 2	4	CARPET	RCN		235,113
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1964
AC Type	01	NONE	Effective Year Built		1988
Bedrooms	3		Depreciation Code		GD
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		30
Total Rooms	7		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		70
Extra Kitchen St			RCNLD		164,600
FBM Sqft	365		Dep % Ovr		
FBM Quality	1		Dep Ovr Comment		
Fireplaces	0		Misc Imp Ovr		
WS Flues	2		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	80	7.48	2002	70	0.00	GD	A	1.00	400
GEN	GENERATO			B	0	0.00	1988	70	1.00	AV	A	1.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		20.25	18,468	
FFL	1ST FLOOR	1,146	1,146		101.47	116,288	
GAR	GARAGE	0	676		40.53	27,398	
OSP	SCRN PORCH	0	216		15.03	3,247	
PAT	PATIO	0	130		5.46	710	
SFL	2ND FLOOR	676	676		101.47	68,596	
WDK	WOOD DECK	0	28		14.50	406	
Ttl Gross Liv / Lease Area		1,822	3,784	2,317		235,113	

