

Property Location 18 ORPHEUM AV

Vision ID 1087

Account # 1117

Map ID 1B/ 33/ 723/ /

Bldg # 1

Bldg Name

Sec # 1 of 1

Card # 1 of 1

State Use 101

Print Date 11-03-2020 11:15:38

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
DEL VISCIO MICHAEL J LE 18 ORPHEUM AVE EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	105300	105,300												
						RES LAND	101	65000	65,000												
						RESIDNTL.	101	5000	5,000												
		DRAINAGE		VIEW	COMMUNITY																
		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_376328_2856634						Total				175,300	175,300										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
DEL VISCIO MICHAEL J LE DELVISCIO MICHAEL J +, LIQUORI EVE		13999	0005	03-05-2004	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		6139	0195	07-01-1986	U	I	90,000		2020	101	102,900	2019	101	100,000	2018	101	99,500				
		05296	0229	08-17-1982	U	I	0			101	65,000		101	63,100		101	63,100				
										101	5,000		101	5,000		101	6,600				
		Total						Total		172900	Total		168100	Total		169200					
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)								105,300			
0001						101		MF		Appraised Xf (B) Value (Bldg)								0			
										Appraised Ob (B) Value (Bldg)								5,000			
										Appraised Land Value (Bldg)								65,000			
										Special Land Value								0			
										Total Appraised Parcel Value								175,300			
										Valuation Method								C			
										Adjustment											
										Net Total Appraised Parcel Value								175,300			
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							
201801431	04-19-2018	14	MIN ALT	5,000	06-18-2018	100	05-08-2018	REMOVE & FILL PO	06-18-2018			333	15	PERMIT VISIT							
178	07-01-1989	MN	Manual Note	10,000				POOL I	02-10-2017			119	14	INSPECTED							
									05-26-2004			319	3	MEAS+INSPCTD							
									04-16-2004			311	1	LEFT NOTICE							
									06-22-1990			131	3	MEAS+INSPCTD							
									01-19-1990			105	15	PERMIT VISIT							
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	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	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		114.03
Interior Floor 2			RCN		167,095
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1977
AC Type	03	FULL	Effective Year Built		1981
Bedrooms	3		Depreciation Code		AV
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		37
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		63
Extra Kitchen St			RCNLD		105,300
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
02	SHED/FR			L	162	7.48	1989	70	0.00	GD	A	1.00	800
19	PATIO			L	1,04	5.75	1989	70	0.00	GD	A	1.00	4,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	976		25.96	25,337	
FFL	1ST FLOOR	976	976		129.93	126,815	
GAR	GARAGE	0	288		51.88	14,942	
Ttl Gross Liv / Lease Area		976	2,240	1,286		167,095	

