

Property Location

15 ORPHEUM AV

Map ID

1B/ 36/ 1/ /

Bldg Name

State Use

101

Vision ID

1090

Account #

1120

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-03-2020 11:16:04

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
MORALES JULIAN J DUFFANY RACHEL L 15 ORPHEUM AVE EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed											
						RESIDNTL.	101	77000	77,000											
						RES LAND	101	63600	63,600											
						RESIDNTL.	101	3200	3,200											
		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_376472_2856578						Total				143,800	143,800									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
MORALES JULIAN J DORA MI LLC,C/O MIKE FLEISHMAN FLEISHMAN,MICHAEL K HOLBROOK-SIMONS,LINDA D SIMONS THOMAS G +,		18082	0552	11-20-2009	U	I	158,500	1B	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
		14138	0364	04-19-2004	U	I	100		2020	101	72,800	2019	101	71,100	2018	101	80,000			
		13712	0067	10-23-2003	U	I	129,900			101	63,600		101	61,800		101	61,800			
		12016	0582	12-05-2001	U	I	1			101	3,200		101	3,200		101	3,200			
		09470	0049	05-01-1996	U	I	93,900													
						Total				139600	Total				136100	Total		145000		
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																				
SUB DIV #706-FPC DECORATIVE ONLY																				
BUILDING PERMIT RECORD																				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result						
									05-14-2018			333	2	MEASURED						
									01-08-2010			317	3	MEAS+INSPCTD						
									04-16-2004			311	2	MEASURED						
									05-19-1992			131	14	INSPECTED						
									06-22-1990			131	2	MEASURED						
									01-19-1990			105	16	FIELDREV CHG						
									05-15-1980			500	3	MEAS+INSPCTD						
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				7,050 SF	11.87	0.760	3	LAND	1.00	MF	1.00		0	1.000	9.02	63,600	
Total Card Land Units							0.162	AC	Parcel Total Land Area: 0.1618							Total Land Value				63,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	1	WOOD SHING	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	85.29	
Interior Floor 2	3	HARDWOOD	RCN	135,162	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1930	
AC Type	01	NONE	Effective Year Built	1975	
Bedrooms	2		Depreciation Code	AV	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
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	57	
Extra Kitchen St			RCNLD	77,000	
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
03	GARAGE	OB	Outbuildi	L	209	28.18	1930	60	0.00	AV	F	0.90	3,200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	575		19.27	11,079	
FFL	1ST FLOOR	828	828		96.34	79,768	
TQS	3/4 STORY	431	575		72.21	41,522	
WDK	WOOD DECK	0	210		13.30	2,794	
Ttl Gross Liv / Lease Area		1,259	2,188	1,403		135,162	

