

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
KARAKUS SAFET 91 BIRCH AVE EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	262800		262,800																		
												RES LAND		101	85100		85,100																		
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	800		800																		
				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_376238_2853557												Total		348,700		348,700																			
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		320,000		00		Year		Code		Assessed		Year		Code		Assessed							
				16769		0268		06-20-2007		U		I		326,900		1P		2020		101		252,300		2019		101		245,600		2018		101		230,200	
				16282		0573		10-26-2006		U		V		80,000		1P				101		85,100				101		82,700				101		82,700	
				16201		0493		09-14-2006		U		I		160,000						101		800				101		800				101		800	
				14142		0241		05-03-2004		U		I		1		1A																			
																Total		338200		Total		329100		Total		313700									
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				MA																			
NOTES																																			
SUB DIV 1019																																			
FY17 MLS 71988347 ADDED FBM & PAT																																			

Property Location 91 BIRCH AVE
Vision ID 3214

Account # 3265

Map ID 3A/ 13/ 2/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 11-03-2020 4:30:49 P

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	93.02	
Interior Floor 1	3	HARDWOOD	RCN	285,704	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built	2006	
Heat Type	1	FORCED H/A	Effective Year Built	2010	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %	8	
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	92	
Extra Kitchens	0		RCNLD	262,800	
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		25.39	19,726	
FFL	1ST FLOOR	791	791		127.26	100,665	
GAR	GARAGE	0	490		50.90	24,943	
OFP	OPEN PORCH	0	96		13.26	1,273	
PAT	PATIO	0	288		6.19	1,782	
SFL	2ND FLOOR	1,059	1,059		127.26	134,771	
WDK	WOOD DECK	0	144		17.68	2,545	
Ttl Gross Liv / Lease Area		1,850	3,645	2,245		285,704	

