

Property Location

104 ORCHARD RD

Map ID

46/ 50/ 16/ /

Bldg Name

State Use

101

Vision ID

6232

Account #

6318

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 11:25:53

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																							
VANCINI CAROLA 104 ORCHARD RD EAST LONGMEADOW MA 01028 GIS ID F_385070_2856988		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																									
										RESIDNTL.		101		353100		353,100																									
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		142100		142,100																									
		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								495,200		495,200																					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
VANCINI CAROLA VANCINI,ALAN M CHAPDELAINE JOSEPH + SONS, CHAPDELAINE JOSEPH + SONS,				16145		0516		08-15-2006		U		I		1		1A		Year		Code		Assessed		Year		Code		Assessed													
				12213		0129		03-13-2002		U		I		400,600				2020		101		338,800		2019		101		329,600													
				5791		0512		04-10-1985		U		V		1		1L				101		142,100		2018		101		138,100													
				0000		0000				U				0																											
																		Total		480900		Total		467700		Total		458700													
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		NV																																	
NOTES																																									
SUB DIV #834 ORCHARD HILLS																																									
BUILDING PERMIT RECORD																																									
Permit Id		Issue Date		Type		Description		Amount		Insp Date		% Comp		Date Comp		Comments		Date		Type		Is		Id		Cd		Purpose/Result													
272		10-10-2001		2		DWELLING		245,000								OC 3/14/02		05-30-2018						333		3		MEAS+INSPCTD													
																		09-29-2010						311		2		MEASURED													
																		06-30-2004						328		16		FIELDREV CHG													
																		03-17-2004						250		22		MAILER SENT													
																		02-02-2004						311		15		PERMIT VISIT													
																		09-13-2002						250		22		MAILER SENT													
																		09-13-2002						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								40,000		SF		2.39		1.400		9		LAND		1.00		NV		1.00				0		1.000		3.35		134,000	
1		101		ONE FAM		RA								1.160		AC		7,000		1.000		0				1.00		NV		1.00				0		1.000		7,000		8,100	
Total Card Land Units														2.078		AC		Parcel Total Land Area:				2.0783				Total Land Value										142,100					

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	16	STONE VENR	101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	85.14	
Interior Floor 1	3	HARDWOOD	RCN	396,710	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built	2001	
Heat Type	1	FORCED H/A	Effective Year Built	2007	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %	11	
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	V	VERY GOOD	Cost Trend Factor	1	
Half Bath Style	V	VERY GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	V	V GOOD	Overall % Condition	89	
Extra Kitchens	0		RCNLD	353,100	
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	1		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,732		25.36	43,924	
FFL	1ST FLOOR	1,832	1,832		126.95	232,567	
GAR	GARAGE	0	576		50.69	29,198	
OFP	OPEN PORCH	0	18		14.11	254	
PAT	PATIO	0	533		6.43	3,428	
SFL	2ND FLOOR	459	459		126.95	58,269	
UHS	UNFIN HALF STORY	0	763		38.10	29,071	
Ttl Gross Liv / Lease Area		2,291	5,913	3,125		396,710	

