

Property Location

155 ORCHARD RD

Map ID

47/ 87/ 27/ /

Bldg Name

State Use

101

Vision ID

6245

Account #

6331

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 11:27:58

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
LONG PAUL C LONG JANET S 155 ORCHARD RD EAST LONGMEADOW MA 01028 GIS ID F_384968_2856316		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	347500	347,500												
						RES LAND	101	126000	126,000												
						RESIDNTL.	101	5200	5,200												
		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#															
						Total				478,700	478,700										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
LONG PAUL C CHAPDELAINE JOSEPH + SONS, CHAPDELAINE JOSEPH + SONS,		13316	0242	06-25-2003	U	V	85,000	1J	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		5631	0527	06-14-1984	U	V	1	1E	2020	101	334,400	2019	101	323,700	2018	101	304,600				
		0000	0000		U		0			101	126,000		101	122,700		101	122,700				
										101	5,200		101	5,200		101	5,200				
		Total						Total		465600	Total		451600	Total		432500					
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int			
											APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 347,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 5,200 Appraised Land Value (Bldg) 126,000 Special Land Value 0 Total Appraised Parcel Value 478,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 478,700										
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
0001						101		NV													
NOTES																					
SUB DIV 834 ORCHARD HILL																					
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							
201702280	08-11-2017	91	INSULATION	1,553		0			08-15-2019			334	2	MEASURED							
72	04-28-2003	2	DWELLING	325,000				OC 11/21/2003	01-20-2012			317	16	FIELDREV CHG							
									09-29-2010			311	2	MEASURED							
									01-27-2004			296	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	RA				25,200 SF	3.57	1.400	9	LAND	1.00	NV	1.00			0		1.000	5	126,000
Total Card Land Units							0.579	AC	Parcel Total Land Area: 0.5785							Total Land Value					126,000

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	Percentage
Exterior Wall 2	1	WOOD SHING	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		84.68
Interior Floor 1	3	HARDWOOD	RCN		386,097
Interior Floor 2	6	CERAMIC TL	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2003
Heat Type	1	FORCED H/A	Effective Year Built		2008
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		10
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		90
Extra Kitchens	1		RCNLD		347,500
Extra Kitchen St	G	GOOD	Dep % Ovr		
FBM Sqft	967		Dep Ovr Comment		
FBM Quality	3		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	Apprais Va
02	SHED/FR			L	144	7.48	2008	70	0.00	GD	G	1.25	900
19	PATIO			L	864	5.75	2007	70	0.00	GD	G	1.25	4,300

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,457		24.13	35,155
CFL	CATHEDRAL CE	192	192		124.58	23,920
EPF	ENCL PORCH	0	140		36.24	5,074
FFL	1ST FLOOR	1,419	1,419		120.81	171,424
GAR	GARAGE	0	550		48.32	26,577
HST	HALF STORY	196	392		60.40	23,678
OPF	OPEN PORCH	0	308		12.16	3,745
PAT	PATIO	0	168		5.75	966
SFL	2ND FLOOR	681	681		120.81	82,269
UAT	UNFIN ATTC	0	550		24.16	13,289
Ttl Gross Liv / Lease Area		2,488	5,857	3,196		386,097

