

Property Location

154 ORCHARD RD

Map ID

46/ 45/ 21/ /

Bldg Name

State Use

101

Vision ID

6262

Account #

6348

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 11:30:48

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																					
CHUN SUNG Y 154 ORCHARD RD EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																							
										RESIDNTL.		101		337300		337,300																							
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		126900		126,900																							
		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_385016_2856560										Total		464,200		464,200																							
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																							
CHUN SUNG Y BABINEAU JAY HEIRS + DEV OF CHAPDELAINE JOSEPH + SONS, CHAPDELAINE JOSEPH + SONS,				22116		0563		04-02-2018		Q		I		475,000		00		Year		Code		Assessed		Year		Code		Assessed											
				15343		0489		08-08-2005		U		V		100,000		1		2020		101		325,000		2019		101		316,900											
				5631		0527		06-14-1984		U		V		1		101		101		126,900		123,700		2018		101		271,000											
				0000		0000				U				0														123,700											
																Total		451900				Total		440600		Total		394700											
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 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											
201201344		03-28-2012		17		DECK		2,000										08-15-2019						334		2		MEASURED											
264		08-18-2010		7		REMODEL		10,000								FINISH BMT		05-25-2012						317		15		PERMIT VISIT											
269		08-15-2005		2		DWELLING		289,000								OC 3/13/2006		03-02-2012						317		15		PERMIT VISIT											
																		01-07-2011						317		15		PERMIT VISIT											
																		12-11-2009						317		15		PERMIT VISIT											
																		01-23-2009						317		15		PERMIT VISIT											
																		01-23-2009						317		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		RA								26,825 SF		3.38		1.400		9		LAND		1.00		NV		1.00				0		1.000		4.73		126,900	
Total Card Land Units														0.616		AC		Parcel Total Land Area:				0.6158				Total Land Value										126,900			

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			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		86.58
Interior Floor 1	3	HARDWOOD	RCN		370,632
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2005
Heat Type	1	FORCED H/A	Effective Year Built		2009
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	3		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		9
Extra Fixtures	2		Functional Obsol		
Total Rooms	6		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		91
Extra Kitchens	1		RCNLD		337,300
Extra Kitchen St	F	FAIR	Dep % Ovr		
FBM Sqft	840		Dep Ovr Comment		
FBM Quality	5		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,120		25.41	28,461	
FFL	1ST FLOOR	1,120	1,120		127.06	142,306	
GAR	GARAGE	0	576		50.74	29,224	
OFP	OPEN PORCH	0	40		12.71	508	
PAT	PATIO	0	320		6.35	2,033	
SFL	2ND FLOOR	1,120	1,120		127.06	142,306	
UHS	UNFIN HALF STORY	0	576		38.16	21,981	
WDK	WOOD DECK	0	216		17.65	3,812	
Ttl Gross Liv / Lease Area		2,240	5,088	2,917		370,632	

