

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
LUSSIER ROBERT N LUSSIER MARIE A 162 ORCHARD RD EAST LONGMEADOW MA 01028												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	428200		428,200																		
												RES LAND		101	129700		129,700																		
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	20500		20,500																		
				SUPPLEMENTAL DATA								Total		578,400		578,400																			
GIS ID F_384849_2856546				Mailed		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY		Received NIA Field 8 Field 9 Field 10 Assoc Pid#																											
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
LUSSIER ROBERT N CHAPDELAINE JOSEPH + SONS, CHAPDELAINE JOSEPH + SONS,				16065 5631 0000		0473 0527 0000		07-19-2006 06-14-1984		U U U		V V U		140,000 1 0		1P 1E		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed									
																		2020	101	411,400	2019	101	400,700	2018	101	418,400									
																											101	129,700	101	126,200	101	126,200			
																																	101	20,500	101
Total		561600		Total		547400		Total		565100																									
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		Appraised BLDG. Value (Card) 428,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 20,500 Appraised Land Value (Bldg) 129,700 Special Land Value 0 Total Appraised Parcel Value 578,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 578,400																									
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												
391		11-30-2006		11	POOL		30,000								782 SF FT INGROU		05-30-2018				333	4	INFO AT DOOR												
228		06-27-2006		2	DWELLING		530,000								SEE NOTES		02-29-2008				317	15	PERMIT VISIT												
																	02-29-2008				317	14	INSPECTED												
																	02-16-2007				311	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				32,191	SF	2.88		1.400	9	LAND	1.00	NV	1.00				0		1.000	4.03	129,700										
Total Card Land Units																		0.739		AC	Parcel Total Land Area:		0.7390		Total Land Value										129,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B+	GOOD (+)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units		
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
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	3	HARDWOOD	Adj Base Rate	71.28	
Interior Floor 2	4	CARPET	RCN	465,393	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2006	
AC Type	03	FULL	Effective Year Built	2010	
Bedrooms	3		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	8	
Total Rooms	8		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	92	
Extra Kitchen St			RCNLD	428,200	
FBM Sqft	1772		Dep % Ovr		
FBM Quality	3		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
11	POOL I-V	OB	Outbuildi	L	782	29.00	2006	70	0.00	GD	G	1.25	19,800
02	SHED/FR			L	128	7.48	2007	70	0.00	GD	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,085		21.93	45,728	
CFL	CATHEDRAL CE	289	289		113.07	32,678	
FFL	1ST FLOOR	1,796	1,796		109.66	196,948	
GAR	GARAGE	0	806		43.81	35,310	
OPF	OPEN PORCH	0	64		10.28	658	
TQS	3/4 STORY	1,347	1,796		82.24	147,711	
WDK	WOOD DECK	0	416		15.29	6,360	
Ttl Gross Liv / Lease Area		3,432	7,252	4,244		465,393	

