

Property Location

77 ORCHARD RD

Map ID

46/ 81/ 37A/ /

Bldg Name

State Use

101

Vision ID

6272

Account #

6358

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11-04-2020 11:32:14

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
MORNEAU JEFFREY S MORNEAU KATHLEEN B 77 ORCHARD RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	417500	417,500												
						RES LAND	101	131700	131,700												
						RESIDNTL.	101	20300	20,300												
		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#															
GIS ID F_385813_2857095						Total				569,500	569,500										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
MORNEAU JEFFREY S MESSENGER MICHELE L, MESSINGER, THOMAS J CHAPDELAINE + SONS INC, CHAPDELAINE + SONS INC,		18851 0464	07-22-2011	U	I	469,000		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
		14744 0129	01-04-2005	U	I	1	1	2020	101	397,800	2019	101	387,900	2018	101	382,000					
		11458 0523	12-28-2000	U	V	75,000	1P		101	131,700		101	127,900		101	127,900					
		3336 0247	05-13-1968	U	V	1	1E		101	20,300		101	20,300		101	20,300					
		0000 0000		U		0		Total		549800	Total		536100	Total		530200					
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 SUB DIV 856																					
Appraised BLDG. Value (Card) 417,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 20,300 Appraised Land Value (Bldg) 131,700 Special Land Value 0 Total Appraised Parcel Value 569,500 Valuation Method C Adjustment Net Total Appraised Parcel Value 569,500																					
BUILDING PERMIT RECORD																					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result							
201803079	10-30-2018	62	SOLAR	45,000	06-06-2019	100	06-06-2019	ASSUME COMPLET INGROUND	08-14-2019			334	2	MEASURED							
201702386	08-23-2017	91	INSULATION	4,108	06-06-2019	100	06-06-2019		06-06-2019				400	15	PERMIT VISIT						
253	09-26-2001	11	POOL	19,000					10-28-2011				317	3	MEAS+INSPCTD						
336	12-06-2000	2	DWELLING	353,973					09-29-2010				311	1	LEFT NOTICE						
									10-10-2002				274	14	INSPECTED						
									09-13-2002			250	22	MAILER SENT							
									09-12-2002			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				35,221 SF	2.67	1.400	9	LAND	1.00	NV	1.00		0		1.000	3.74	131,700	
Total Card Land Units							0.809	AC	Parcel Total Land Area: 0.8086							Total Land Value					131,700

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	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	8	BRICK VENR	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	77.33	
Interior Floor 1	3	HARDWOOD	RCN	444,120	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built	2001	
Heat Type	1	FORCED H/A	Effective Year Built	2012	
AC Type	03	FULL	Depreciation Code	VG	
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %	6	
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	V	VERY GOOD	Cost Trend Factor	1	
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	V	V GOOD	Overall % Condition	94	
Extra Kitchens	0		RCNLD	417,500	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	1244		Dep Ovr Comment		
FBM Quality	4		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	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
11	POOL I-V	OB	Outbuildi	L	954	29.00	2001	70	0.00	GD	A	1.00	19,400
02	SHED/FR			L	180	7.48	2008	70	0.00	GD	A	1.00	900
SOL	Solar Panels	EX	Extra Fea	B		0.00	2018	94	1.00			0.00	0

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,659		23.98	39,786	
CFL	CATHEDRAL CE	240	240		123.33	29,600	
FFL	1ST FLOOR	1,419	1,419		119.84	170,050	
GAR	GARAGE	0	691		47.87	33,075	
HST	HALF STORY	260	520		59.92	31,158	
OPF	OPEN PORCH	0	204		11.75	2,397	
SFL	2ND FLOOR	64	64		119.84	7,670	
TQS	3/4 STORY	1,088	1,450		89.92	130,384	
Ttl Gross Liv / Lease Area		3,071	6,247	3,706		444,120	

