

Property Location 41 BIRCHLAND AV
Vision ID 3177 Account # 3227

Map ID 38A/ 5/ 116/ /
Bldg # 1

Bldg Name
Sec # 1 of 1 Card # 1 of 1

State Use 101
Print Date 11/3/2021 8:05:04 PM

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW																
SOUMAKIS MATTHEW S DONALDSON KELLY 41 BIRCHLAND AVE EAST LONGMEADOW MA 01028 GIS ID F_382975_2851019		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed																	
						RESIDNTL.	101	159500	159,500																	
						RES LAND	101	92300	92,300																	
		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#		Total		251,800	251,800															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)																		
SOUMAKIS MATTHEW S LAUSHWAY MARK G +, HOWARD HOWARD		31973	LC	10-29-2004	U	I	234,900	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed									
		LC02-	0000	06-10-1988	U	I	143,500		2021	101	153,100	2020	101	145,300	2019	101	136,700									
		LC00	0000	08-05-1986	U	I	1		101	85,600	101	85,600	101	83,100												
		LC00	0000	10-12-1978	U	I	0																			
								Total	238,700		Total	230,900		Total	219,800											
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																	
Total			0.00																							
ASSESSING NEIGHBORHOOD																										
Nbhd		Nbhd Name		B		Tracing		Batch																		
0001						101		MA																		
NOTES																										
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												
292	11-01-1989	MN	Manual Note	4,500				REMODEL	07-02-2019			334	3	MEAS+INSPCTD												
									10-11-2013			317	2	MEASURED												
									04-02-2004			250	22	MAILER SENT												
									03-11-2004			311	2	MEASURED												
									08-13-1992			131	2	MEASURED												
									04-16-1990			131	15	PERMIT VISIT												
									12-09-1980			500	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	RC				11,900 SF	7.76	1.000	5	LAND	1.00	MA	1.00			0		1.000	7.76	92,300					
							Total Card Land Units	0.27	AC	Parcel Total Land Area: 0.27												Total Land Value	92,300			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	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	2	PLASTER	COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	98.50	
Interior Floor 2			RCN	253,185	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1945	
AC Type	02	PARTIAL	Effective Year Built	1981	
Bedrooms	4		Depreciation Code	AG	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	37	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	63	
Extra Kitchen St			RCNLD	159,500	
FBM Sqft	672		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	1		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	936		23.15	21,668	
FFL	1ST FLOOR	1,152	1,152		115.87	133,487	
GAR	GARAGE	0	308		46.27	14,253	
PAT	PATIO	0	418		5.82	2,433	
TQS	3/4 STORY	702	936		86.91	81,344	
Ttl Gross Liv / Lease Area		1,854	3,750	2,185		253,185	

