

State Use 101
Print Date 11/3/2021 8:10:23 PM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
KARAKUS SAFET 91 BIRCH AVE EAST LONGMEADOW MA 01028 GIS ID F_376238_2853557												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	273900		273,900												
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	92000		92,000												
												RESIDNTL.		101	800		800												
				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		366,700		366,700													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
KARAKUS SAFET FIGUEROA JARED A LAMON,SCOTT KINGSTON,WILLIAM J JR GAREFFA,AVIS J				21235 0496		06-24-2016		Q		I		320,000		00		Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
				16769 0268		06-20-2007		U		I		326,900		1P		2021		101	262,800	2020	101	252,300	2019	101	245,600				
				16282 0573		10-26-2006		U		V		80,000		1P				101	85,100		101	85,100		101	82,700				
				16201 0493		09-14-2006		U		I		160,000						101	800		101	800		101	800				
14142 0241				05-03-2004		U		I		1		1A		Total		348,700		Total		338,200		Total		329,100					
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) 273,900 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 800 Appraised Land Value (Bldg) 92,000 Special Land Value 0 Total Appraised Parcel Value 366,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 366,700									
Total		0.00																											
ASSESSING NEIGHBORHOOD																													
Nbhd		Nbhd Name				B				Tracing				Batch															
0001										101				MA															
NOTES																													
SUB DIV 1019																													
FY17 MLS 71988347 ADDED FBM & PAT																													
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	
390		11-30-2006		2		DWELLING		150,000								OC 6/13/2007		01-23-2017						317		16		FIELDREV CHG	
382		11-20-2006		5		DEMOLITION		4,000								DEMOLISH EXISTIN		01-18-2008						317		14		INSPECTED	
																		08-07-2007						317		15		PERMIT VISIT	
																		01-25-2007						311		2		MEASURED	
																		01-25-2007						311		15		PERMIT VISIT	
																		04-26-2004						319		14		INSPECTED	
																		04-07-2004						250		22		MAILER SENT	
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				11,000	SF	8.36	1.000	5	LAND	1.00		MA	1.00			0				1.000	8.36		92,000		
Total Card Land Units								0.25	AC	Parcel Total Land Area: 0.25								Total Land Value								92,000			

Property Location 91 BIRCH AVE
 Vision ID 3214

Account # 3265

Map ID 3A/ 13/ 2/ /

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

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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	
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	97.67	
Interior Floor 1	3	HARDWOOD	RCN	297,710	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built	2006	
Heat Type	1	FORCED H/A	Effective Year Built	2010	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %	8	
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	92	
Extra Kitchens	0		RCNLD	273,900	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	625		Dep Ovr Comment		
FBM Quality	4		Misc Imp Ovr		
Fireplaces	0		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	160	7.48	2007	70	0.00	GD	A	1.00	800

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	777		26.45	20,555	
FFL	1ST FLOOR	791	791		132.61	104,895	
GAR	GARAGE	0	490		53.04	25,992	
OFP	OPEN PORCH	0	96		13.81	1,326	
PAT	PATIO	0	288		6.45	1,857	
SFL	2ND FLOOR	1,059	1,059		132.61	140,434	
WDK	WOOD DECK	0	144		18.42	2,652	
Ttl Gross Liv / Lease Area		1,850	3,645	2,245		297,710	

