

State Use 101
Print Date 11/9/2021 7:44:46 AM

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																
CARROLL JAMES F CARROLL TRACEY W 62 ORCHARD RD EAST LONGMEADOW MA 01028 GIS ID F_386217_2857439												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW									
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	533200		533,200											
				DRAINAGE				VIEW		COMMUNITY		RES LAND		101	133000		133,000											
				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		666,200		666,200												
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)												
CARROLL JAMES F WESLEY,HOWARD-JOHN CHAPDELAINE + SONS INC, CHAPDELAINE + SONS INC,				17415	0585	07-07-2008	U	I	610,000		1P 1E 0	Year		Code	Assessed	Year	Code	Assessed	Year	Code	Assessed							
				15108	0367	06-15-2005	U	V	115,000			2021	101	511,400	2020	101	490,500	2019	101	477,400								
				03336	0247	05-13-1968	U	V	1			101	123,400	101	123,400	101	119,800											
				00000	0000		U		0			Total	634,800	Total	613,900	Total	597,200											
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 964-2/16/2007 BK OF PLANS 337-PG 24												APPRAISED VALUE SUMMARY																
												Appraised BLDG. Value (Card)										533,200						
												Appraised Xf (B) Value (Bldg)										0						
												Appraised Ob (B) Value (Bldg)										0						
												Appraised Land Value (Bldg)										133,000						
												Special Land Value										0						
												Total Appraised Parcel Value										666,200						
												Valuation Method										C						
												Adjustment																
												Net Total Appraised Parcel Value										666,200						
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					
134		05-11-2005		2	DWELLING		493,900								OC 1/10/2006		05-30-2018				333	3	MEAS+INSPCTD					
																	02-29-2008				317	14	INSPECTED					
																	02-16-2007				311	15	PERMIT VISIT					
																	03-30-2006				311	13	MISSED APPT					
																	01-17-2006				250	22	MAILER SENT					
																	01-13-2006				311	15	PERMIT VISIT					
																	01-13-2006				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				40,000	SF	2.58	1.400	9	LAND	0.90	NV	1.00	WET1/ESM1			0			1.000	3.25	130,000			
1	101	ONE FAM		RA				0.470	AC	7,000	1.000	0		0.90	NV	1.00	WET2			0			1.000	6,300	3,000			
Total Card Land Units								1.39		AC	Parcel Total Land Area:				1.39		Total Land Value										133,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	A-	V 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	8	BRICK VENR	101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		73.44
Interior Floor 1	3	HARDWOOD	RCN		585,967
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	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		9
Extra Fixtures	3		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	V	V GOOD	Overall % Condition		91
Extra Kitchens	0		RCNLD		533,200
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality	0		Misc Imp Ovr		
Fireplaces	2		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	1,956		24.78	48,479	
FFL	1ST FLOOR	1,956	1,956		123.99	242,520	
GAR	GARAGE	0	748		49.56	37,072	
HST	HALF STORY	299	598		61.99	37,072	
OPF	OPEN PORCH	0	36		13.78	496	
PAT	PATIO	0	336		6.27	2,108	
SFL	2ND FLOOR	1,760	1,760		123.99	218,219	
Ttl Gross Liv / Lease Area		4,015	7,390	4,726		585,967	

