

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
KARAKUS SAFET 91 BIRCH AV EAST LONGMEADOW MA 01028 GIS ID F_376238_2853557										Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																		
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	297600				297,600																
												RES LAND		101	101200				101,200																
				DRAINAGE				VIEW		COMMUNITY		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		399,600		399,600																			
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							
				16769		0268		06-20-2007		U		I		326,900		1P		2022		101		273,900		2021		101		262,800		2020		101		252,300	
				16282		0573		10-26-2006		U		V		80,000		1P				101		92,000				101		85,100		101		85,100			
				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		366,700		Total		348,700		Total		338,200									
EXEMPTIONS								OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																							
Year		Code		Description		Amount		Code		Description		YEAR		Amount		Comm Int																			

Property Location 91 BIRCH AV
Vision ID 3214

Account # 3265

Map ID 3A/ 13/ 2/ /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 101
Print Date 12/12/2022 6:56:04 P

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	109.62	
Interior Floor 1	3	HARDWOOD	RCN	327,071	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built	2006	
Heat Type	1	FORCED H/A	Effective Year Built	2012	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %	9	
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	91	
Extra Kitchens	0		RCNLD	297,600	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	625		Dep Ovr Comment		
FBM Quality	3		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		28.95	22,492	
FFL	1ST FLOOR	791	791		145.11	114,780	
GAR	GARAGE	0	490		58.04	28,441	
OFP	OPEN PORCH	0	96		15.12	1,451	
PAT	PATIO	0	288		7.05	2,031	
SFL	2ND FLOOR	1,059	1,059		145.11	153,668	
WDK	WOOD DECK	0	144		29.22	4,208	
Ttl Gross Liv / Lease Area		1,850	3,645			327,071	

