

Property Location

49 BIRCH AV

Map ID

14A/ 9/ 1/ /

Bldg Name

State Use

101

Vision ID

369

Account #

378

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12/12/2022 12:09:15

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW												
ZHAO CHUN RI HAN HUAFENG 49 BIRCH AV EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed													
						RESIDNTL.	101	415500	415,500													
						RES LAND	101	101200	101,200													
		DRAINAGE		VIEW	COMMUNITY																	
		SUPPLEMENTAL DATA				Total				516,700	516,700											
GIS ID F_377220_2853662 Mailed		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Received NIA Field 8 Field 9 Field 10 Assoc Pid#																				
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)														
ZHAO CHUN RI PAVLENKO ALEXANDR I KOULIK,LEONID P CARNEVALE,ANTHONY MASTRONARDI,RICHARD A		24569	0587	05-31-2022	Q	I	660,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
		12893	0417	01-24-2003	U	V	75,000	1J	2022	101	335,400	2021	101	321,500	2020	101	308,300					
		12688	0236	11-01-2002	U	V	243,000	1		101	92,100		101	85,200		101	85,200					
		12511	0065	08-20-2002	U	V	65,000	1														
		12195	0481	02-20-2002	U	V	1	1B	Total		427,500	Total		406,700	Total		393,500					
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) 415,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 101,200 Special Land Value 0 Total Appraised Parcel Value 516,700 Valuation Method C Adjustment Net Total Appraised Parcel Value 516,700													
Total			0.00																			
ASSESSING NEIGHBORHOOD																						
Nbhd		Nbhd Name		Tracing			Batch															
0001				101			MA															
NOTES																						
SUB DIV 901																						
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							
126	05-15-2003	2	DWELLING	170,000		0		OC 9/27/2004		03-26-2018			333	2	MEASURED							
										05-04-2006			105	16	FIELDREV CHG							
										12-17-2004			311	14	INSPECTED							
										06-30-2004			328	16	FIELDREV CHG							
										01-20-2004			311	2	MEASURED							
										06-26-1980			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				11,118 SF	9.10	1.000	5	LAND	1.00	MA	1.00			0		1.000	9.1	101,200	
							Total Card Land Units	0.26	AC	Parcel Total Land Area: 0.26					Total Land Value							101,200

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Bldg # 1

Bldg Name
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State Use 101
Print Date 12/12/2022 12:09:16

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	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		100.27
Interior Floor 1	3	HARDWOOD	RCN		461,697
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2003
Heat Type	1	FORCED H/A	Effective Year Built		2011
AC Type	03	FULL	Depreciation Code		GD
Bedrooms	4		Remodel Rating		
Full Baths	4		Year Remodeled		
Half Baths	1		Depreciation %		10
Extra Fixtures	3		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		90
Extra Kitchens	1		RCNLD		415,500
Extra Kitchen St	A	AVERAGE	Dep % Ovr		
FBM Sqft	1193		Dep Ovr Comment		
FBM Quality	5		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

BUILDING SUB-AREA SUMMARY SECTION						
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,257		29.27	36,789
CFL	CATHEDRAL CE	288	288		151.15	43,531
FFL	1ST FLOOR	969	969		146.57	142,027
GAR	GARAGE	0	550		58.63	32,246
OPF	OPEN PORCH	0	114		14.14	1,612
SFL	2ND FLOOR	901	901		146.57	132,060
TQS	3/4 STORY	462	616		109.93	67,716
WDK	WOOD DECK	0	195		29.31	5,716
Ttl Gross Liv / Lease Area		2,620	4,890			461,697

