

CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																	
LABRANCH PETER O LABRANCH PATRICIA M 34 POWDER HILL RD EAST LONGMEADOW MA 01028 GIS ID F_377059_2850278												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	211100		211,100												
												RES LAND		101	104800		104,800												
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	500		500												
				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		316,400		316,400													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)													
LABRANCH PETER O PELZER EDWIN + BARBARAA,				15834 03370		0360 0531		04-18-2006 10-04-1968		U U		I I		294,900 0				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
																		2022	101	188,200	2021	101	180,300	2020	101	170,900			
																					101	95,300		101	88,200		101	88,200	
																					101	500		101	500		101	500	
																Total		284,000		Total		269,000		Total		259,600			
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						Tracing				Batch																	
0001								101				MA																	
NOTES																													
												Appraised BLDG. Value (Card)								211,100									
												Appraised Xf (B) Value (Bldg)								0									
												Appraised Ob (B) Value (Bldg)								500									
												Appraised Land Value (Bldg)								104,800									
												Special Land Value								0									
												Total Appraised Parcel Value								316,400									
												Valuation Method								C									
												Adjustment																	
												Net Total Appraised Parcel Value								316,400									
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	
202101991		06-07-2021		91		INSULATION		7,984				0				SHED		07-11-2012						317		15		PERMIT VISIT	
201202116		05-04-2012		21		SIDING		14,500										03-29-2004						316		3		MEAS+INSPCTD	
87		05-06-1996		MN		Manual Note		1,476										12-17-1996						200		15		PERMIT VISIT	
																		04-10-1992						170		3		MEAS+INSPCTD	
																		04-01-1992						107		22		MAILER SENT	
																		09-11-1990						131		2		MEASURED	
																04-28-1980						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		RB				19,091	SF	5.49	1.000	5	LAND	1.00	MA	1.00					0			1.000	5.49	104,800			
Total Card Land Units								0.44	AC	Parcel Total Land Area:				0.44	Total Land Value												104,800		

Property Location 34 POWDER HILL RD
 Vision ID 4044 Account # 4111

Map ID 5/ 18/ 17/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

State Use 101
 Print Date 12/12/2022 8:59:30 P

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	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	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			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	105.91	
Interior Floor 2			RCN	301,511	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1968	
AC Type	03	FULL	Effective Year Built	1991	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	211,100	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	2		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
02	SHED/FR			L	80	7.48	1996	70	0.00	GD	G	1.25	500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	960		23.69	22,738	
EPF	ENCL PORCH	0	160		59.21	9,474	
FFL	1ST FLOOR	1,212	1,212		118.43	143,532	
GAR	GARAGE	0	352		47.44	16,698	
OPF	OPEN PORCH	0	70		11.84	829	
PAT	PATIO	0	360		5.92	2,132	
STG	STORAGE	0	352		47.44	16,698	
TQS	3/4 STORY	720	960		88.82	85,266	
WDK	WOOD DECK	0	176		23.55	4,145	
Ttl Gross Liv / Lease Area		1,932	4,602			301,511	

