Property Location 175 ORCHARD RD | Map ID 46/ 85/ 24A/ / | Bldg Name | State Use 101
Vision ID 6226 | Account # 6312 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12-13-2022 11:18:53

CURRENT OWNER	TOPO TYPE	UTILITY	STREET	LOCATION
SANTANIELLO ANTHONY J				
SANTANIELLO ELAINE F	**TOPO WET**	**EASEMENT**	**TRAFFIC**	**CORNER**
175 ORCHARD RD				
	DRAINAGE		**VIEW**	**COMMUNITY**
EAST LONGMEADOW MA 01028				

GIS ID F_384530_2856637

SUPPLEMENTAL DATA

Alt Prcl ID		Received	
SP Permit	HO:HO	NIA	
Chapter Land		Field 8	
OC Dates		Field 9	
In+Ex FY		Field 10	
Mailed		Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
RESIDNTL.	101	418500	418,500
RES LAND	101	142200	142,200
Total		560,700	560,700

1006

EAST LONGMEADOW

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
SANTANIELLO ANTHONY J	23527	0201	11-10-2020	Q	I	545,000	00
RONDEAU THERESA	13481	0344	08-13-2003	U	I	1	1A
RONDEAU,THOMAS R	12880	0346	01-17-2003	U	V	70,000	1
CHAPDELAINE JOSEPH + SONS INC,	10041	0168	10-24-1997	U	V	1	1K
CHAPDELAINE JOSEPH + SONS INC,	00000	0000		U		0	

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2022	101	379,600	2021	101	364,700	2020	101	350,700
	101	144,600		101	134,200		101	134,200
	Total	524,200		Total	498,900		Total	484,900

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	YEAR	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name		Tracing	Batch
0001			101	NV

NOTES

SUB DIV 775 SUB DIV #834

SUB DIV #903

APPRAISED VALUE SUMMARY

Appraised BLDG. Value (Card)	418,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	142,200
Special Land Value	0
Total Appraised Parcel Value	560,700
Valuation Method	C
Adjustment	
Net Total Appraised Parcel Value	560,700

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
258	10-28-2009	4	ADDITION	95,000		0		24` X 33` INLAW AP
204	08-04-2003	7	REMODEL	3,000		0		
342	12-11-2002	2	DWELLING	183,640		0		OC 7/22/2003

VISIT / CHANGE HISTORY

Date	Type	Is	Id	Cd	Purpose/Result
08-15-2019			334	3	MEAS+INSPCTD
03-02-2012			317	15	PERMIT VISIT
12-30-2010			317	15	PERMIT VISIT
01-26-2010			316	15	PERMIT VISIT
02-02-2004			311	14	INSPECTED
03-11-2003			274	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	2.84	1.250	9	LAND	1.00	NV	1.00			0			1.000	3.55	142,000
1	101	ONE FAM	RA				0.030	AC	7,000.00	1.000	0		1.00	NV	1.00			0			1.000	7,000	200
						Total Card Land Units	0.95	AC	Parcel Total Land Area:	0.95												Total Land Value	142,200

Property Location 175 ORCHARD RD | Map ID 46/ 85/ 24A/ / | Bldg Name | State Use 101
Vision ID 6226 | Account # 6312 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 12-13-2022 11:18:54

CONSTRUCTION DETAIL

Element	Cd	Description
Style	06	COLONIAL
Model	01	RESIDENTIAL
Grade	B-	GOOD (-)
Stories	2.00	2 STORY
Foundation	1	CONCRETE
Exterior Wall 1	4	VINYL
Exterior Wall 2		
Roof Structure	1	GABLE
Roof Cover	1	ASPHALT SH
Interior Wall 1	1	DRYWALL
Interior Wall 2		
Interior Floor 1	3	HARDWOOD
Interior Floor 2	4	CARPET
Heat Fuel	2	GAS
Heat Type	3	FORCED H/W
AC Type	03	FULL
Bedrooms	5	
Full Baths	3	
Half Baths	1	
Extra Fixtures	0	
Total Rooms	9	
Bath Style	G	GOOD
Half Bath Style	G	GOOD
Kitchens	1	
Kitchen Style	G	GOOD
Extra Kitchens	1	
Extra Kitchen St	G	GOOD
FBM Sqft	891	
FBM Quality	3	
Fireplaces	1	
WS Flues		
Central Vac	0	NO
Frame	1	WOOD

CONSTRUCTION DETAIL (CONTINUED)

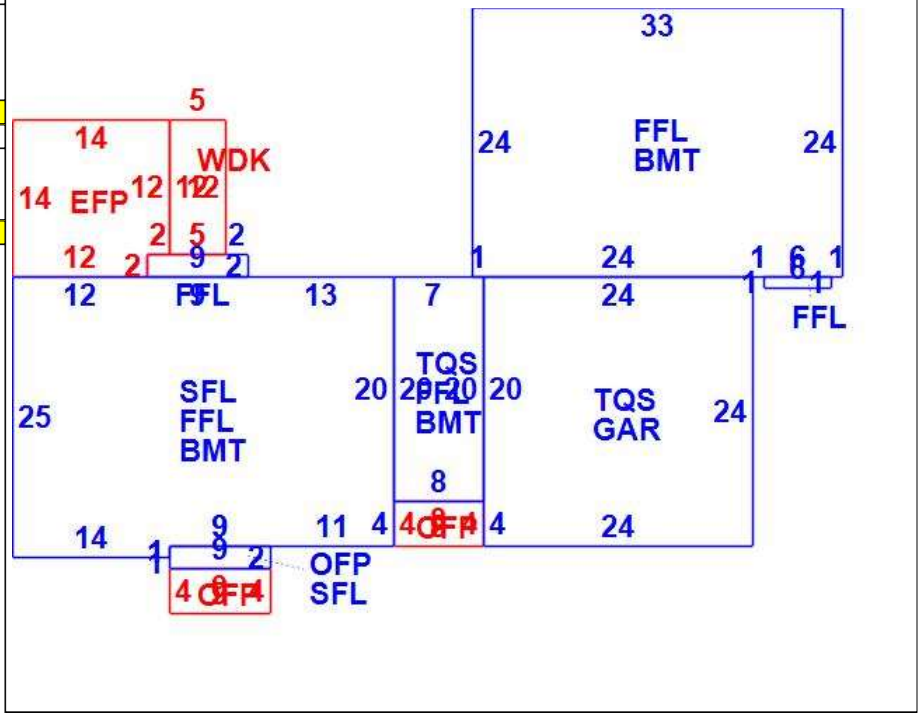
Element	Cd	Description
Basement Floor		
Bsmt Garage		
#Heat Sys	1.00	
Units	1	

MIXED USE

Code	Description	Percentage
101	ONE FAM	100
		0
		0

COST / MARKET VALUATION

Adj Base Rate	87.08
RCN	464,966
Net Other Adj	
Year Built	2003
Effective Year Built	2011
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	10
Functional Obsol	
External Obsol	
Cost Trend Factor	1
Condition	
% Complete	
Overall % Condition	90
RCNLD	418,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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

BUILDING SUB-AREA SUMMARY SECTION

Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value
BMT	BASEMENT	0	1,782		23.76	42,345
EFP	ENCL PORCH	0	192		59.47	11,419
FFL	1ST FLOOR	1,806	1,806		118.95	214,819
GAR	GARAGE	0	576		47.50	27,358
OFP	OPEN PORCH	0	86		12.45	1,071
SFL	2ND FLOOR	848	848		118.95	100,868
TQS	3/4 STORY	552	736		89.21	65,659
WDK	WOOD DECK	0	60		23.79	1,427
	Ttl Gross Liv / Lease Area	3,206	6,086			464,966