

Property Location

161 ORCHARD RD

Map ID

47/ 86/ 26/ /

Bldg Name

State Use

101

Vision ID

6228

Account #

6314

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 11:19:12

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW					
MATSUK NATALIA MATSUK VLADIMIR 161 ORCHARD RD EAST LONGMEADOW MA 01028 GIS ID F_384821_2856311		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code				Appraised		Assessed	
										RESIDNTL.		101				345100		345,100	
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101				140100		140,100	
										RESIDNTL.		101				200		200	
		SUPPLEMENTAL DATA																	
				Alt Prcl ID		Received													
				SP Permit		NIA													
				Chapter Land		Field 8													
				OC Dates		Field 9													
				In+Ex FY		Field 10													
				Mailed		Assoc Pid#													
										Total		485,400		485,400					

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
MATSUK NATALIA MATSUK NATALIA, BOWKER,GREGORY P CHAPDELAINE JOSEPH + SONS, CHAPDELAINE JOSEPH + SONS,		18626 0359		01-07-2011		U		I		100		1A		Year		Code		Assessed		Year		Code		Assessed					
		14647 0504		11-18-2004		U		I		400,000				2022		101		309,700		2021		101		297,100					
		12654 0399		10-22-2002		U		V		75,000		1J				101		142,300		101		132,200		2020		101		132,200	
		05791 0512		04-10-1985		U		V		1		1L				101		200		101		200		101		200			
		00000 0000				U				0				Total				452,200		Total				429,500		Total		417,400	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	YEAR	Amount										
Total			0.00														

ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY									
Nbhd		Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card)						345,100					
0001				101		NV		Appraised Xf (B) Value (Bldg)						0					
NOTES SUB DIV #834 ORCHARD								Appraised Ob (B) Value (Bldg)						200					
								Appraised Land Value (Bldg)						140,100					
								Special Land Value						0					
								Total Appraised Parcel Value						485,400					
								Valuation Method						C					
								Adjustment											
								Net Total Appraised Parcel Value						485,400					

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					
211	07-19-2002	2	DWELLING	235,000					05-29-2018			333	2	MEASURED					
									09-29-2010			311	1	LEFT NOTICE					
									05-05-2005			311	3	MEAS+INSPCTD					
									03-17-2004			250	22	MAILER SENT					
									02-06-2004			311	15	PERMIT VISIT					
									02-04-2003			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				36,015 SF	3.11	1.250	9	LAND	1.00	NV	1.00			0		1.000	3.89	140,100		
Total Card Land Units							0.83	AC	Parcel Total Land Area: 0.83							Total Land Value							140,100

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	2.00	
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	
Roof Structure	2	HIP	Percentage		100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	105.17	
Interior Floor 2	4	CARPET	RCN	383,480	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2003	
AC Type	03	FULL	Effective Year Built	2011	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	10	
Total Rooms	7		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style	G	GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	90	
Extra Kitchen St			RCNLD	345,100	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues			Misc Imp Ovr Comment		
Central Vac	1	YES	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	40	7.48	2004	70	0.00	GD	A	1.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	908		29.45	26,741	
FFL	1ST FLOOR	908	908		146.93	133,410	
GAR	GARAGE	0	572		58.82	33,646	
OPF	OPEN PORCH	0	126		15.16	1,910	
SFL	2ND FLOOR	922	922		146.93	135,467	
TQS	3/4 STORY	257	343		110.09	37,760	
WDK	WOOD DECK	0	496		29.33	14,546	
Ttl Gross Liv / Lease Area		2,087	4,275			383,480	

