

Property Location

104 ORCHARD RD

Map ID

46/ 50/ 16/ /

Bldg Name

State Use

101

Vision ID

6232

Account #

6318

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 11:19:50

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW													
VANCINI CAROLA 104 ORCHARD RD EAST LONGMEADOW MA 01028 GIS ID F_385070_2856988		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed														
						RESIDNTL.	101	402600	402,600														
						RES LAND	101	150100	150,100														
		DRAINAGE		VIEW	COMMUNITY																		
		SUPPLEMENTAL DATA				Total		552,700	552,700														
		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed				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)															
VANCINI CAROLA VANCINI,ALAN M CHAPDELAINE JOSEPH + SONS, CHAPDELAINE JOSEPH + SONS,		16145	0516	08-15-2006	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
		12213	0129	03-13-2002	U	I	400,600		2022	101	368,100	2021	101	353,100	2020	101	338,800						
		05791	0512	04-10-1985	U	V	1	1L		101	152,500		101	142,100		101	142,100						
		00000	0000		U		0		Total		520,600	Total		495,200	Total		480,900						
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									APPRAISED VALUE SUMMARY												
Nbhd		Nbhd Name		Tracing		Batch		Appraised BLDG. Value (Card)															
0001				101		NV		Appraised Xf (B) Value (Bldg)															
										Appraised Ob (B) Value (Bldg)													
										Appraised Land Value (Bldg)													
										Special Land Value													
										Total Appraised Parcel Value													
										Valuation Method													
										Adjustment													
										Net Total Appraised Parcel Value													
										552,700													
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									
272	10-10-2001	2	DWELLING	245,000				OC 3/14/02	05-30-2018			333	3	MEAS+INSPCTD									
									09-29-2010			311	2	MEASURED									
									06-30-2004			328	16	FIELDREV CHG									
									03-17-2004			250	22	MAILER SENT									
									02-02-2004			311	15	PERMIT VISIT									
									09-13-2002			250	22	MAILER SENT									
									09-13-2002			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				1.160 AC	7,000.00	1.000	0		1.00	NV	1.00			0		1.000	7,000	8,100		
Total Card Land Units							2.08 AC	Parcel Total Land Area:							2.08	Total Land Value							150,100

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	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2	16	STONE VENR	101	ONE FAM	
Roof Structure	2	HIP		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	100.46	
Interior Floor 2	4	CARPET	RCN	457,512	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2001	
AC Type	03	FULL	Effective Year Built	2009	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	12	
Total Rooms	8		Functional Obsol		
Bath Style	V	VERY GOOD	External Obsol		
Half Bath Style	V	VERY GOOD	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	V	V GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	88	
Extra Kitchen St			RCNLD	402,600	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,732		29.25	50,656	
FFL	1ST FLOOR	1,832	1,832		146.40	268,212	
GAR	GARAGE	0	576		58.46	33,673	
OFP	OPEN PORCH	0	18		16.27	293	
PAT	PATIO	0	533		7.42	3,953	
SFL	2ND FLOOR	459	459		146.40	67,199	
UHS	UNFIN HALF STORY	0	763		43.94	33,526	
Ttl Gross Liv / Lease Area		2,291	5,913			457,512	

