

Property Location

155 ORCHARD RD

Map ID

47/ 87/ 27/ /

Bldg Name

State Use

101

Vision ID

6245

Account #

6331

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 11:21:50

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
LONG PAUL C LONG JANET S 155 ORCHARD RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	400100	400,100												
						RES LAND	101	133800	133,800												
						RESIDNTL.	101	5200	5,200												
		DRAINAGE		VIEW	COMMUNITY																
		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#															
GIS ID F_384968_2856316						Total				539,100	539,100										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
LONG PAUL C CHAPDELAINE JOSEPH + SONS, CHAPDELAINE JOSEPH + SONS,		13316	0242	06-25-2003	U	V	85,000	1J	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		05631	0527	06-14-1984	U	V	1	1E	2022	101	361,500	2021	101	347,500	2020	101	334,400				
		00000	0000		U		0			101	136,100		101	126,000		101	126,000				
										101	5,200		101	5,200		101	5,200				
		Total						Total		502,800	Total		478,700	Total		465,600					
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount										Comm Int				
									APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 400,100 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 5,200 Appraised Land Value (Bldg) 133,800 Special Land Value 0 Total Appraised Parcel Value 539,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 539,100												
Total			0.00																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing		Batch															
0001				101		NV															
NOTES																					
SUB DIV 834 ORCHARD HILL																					
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							
201702280	08-11-2017	91	INSULATION	1,553		0		OC 11/21/2003	08-15-2019			334	2	MEASURED							
72	04-28-2003	2	DWELLING	325,000					01-20-2012				317	16	FIELDREV CHG						
									09-29-2010				311	2	MEASURED						
									01-27-2004				296	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	RA				25,200 SF	4.25	1.250	9	LAND	1.00	NV	1.00			0		1.000	5.31	133,800
Total Card Land Units							0.58	AC	Parcel Total Land Area: 0.58							Total Land Value					133,800

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	1	WOOD SHING	101	ONE FAM	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		99.70
Interior Floor 1	3	HARDWOOD	RCN		444,512
Interior Floor 2	6	CERAMIC TL	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	3		Year Remodeled		
Half Baths	1		Depreciation %		10
Extra Fixtures	1		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		400,100
Extra Kitchen St	G	GOOD	Dep % Ovr		
FBM Sqft	967		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	1		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	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
02	SHED/FR			L	144	7.48	2008	70	0.00	GD	G	1.25	900
19	PATIO			L	864	5.75	2007	70	0.00	GD	G	1.25	4,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,457		27.54	40,122	
CFL	CATHEDRAL CE	192	192		142.18	27,299	
EFB	ENCL PORCH	0	140		68.94	9,651	
FFL	1ST FLOOR	1,419	1,419		137.88	195,646	
GAR	GARAGE	0	550		55.15	30,333	
HST	HALF STORY	196	392		68.94	27,024	
OFF	OPEN PORCH	0	308		13.88	4,274	
PAT	PATIO	0	168		6.57	1,103	
SFL	2ND FLOOR	681	681		137.88	93,893	
UAT	UNFIN ATTC	0	550		27.58	15,166	
Ttl Gross Liv / Lease Area		2,488	5,857			444,512	

