

Property Location

154 ORCHARD RD

Map ID

46/ 45/ 21/ /

Bldg Name

State Use

101

Vision ID

6262

Account #

6348

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 11:24:25

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
SHEEHAN ROBERT F III ONEILL SHEEHAN ELIZABETH 154 ORCHARD RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	381700	381,700												
		DRAINAGE		VIEW	COMMUNITY	RES LAND	101	134900	134,900												
						RESIDNTL.	101	600	600												
SUPPLEMENTAL DATA						Total				517,200	517,200										
GIS ID F_385016_2856560		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)													
SHEEHAN ROBERT F III CHUN SUNG Y BABINEAU JAY CHAPDELAINE JOSEPH + SONS, CHAPDELAINE JOSEPH + SONS,		24301	0170	12-14-2021	Q	I	525,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		22116	0563	04-02-2018	Q	I	475,000	00	2022	101	350,500	2021	101	337,300	2020	101	325,000				
		15343	0489	08-08-2005	U	V	100,000	1		101	137,300		101	126,900		101	126,900				
		05631	0527	06-14-1984	U	V	1	1E		101	600										
		00000	0000		U	0			Total		488,400	Total		464,200	Total		451,900				
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																		
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing		Batch															
0001				101		NV															
NOTES																					
SUB DIV 834 ORCHARD HILL																					
BUILDING PERMIT RECORD																					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Type	Is	Id	Cd	Purpose/Result							
201201344	03-28-2012	17	DECK	2,000				FINISH BMT OC 3/13/2006	08-15-2019			334	2	MEASURED							
264	08-18-2010	7	REMODEL	10,000					05-25-2012				317	15	PERMIT VISIT						
269	08-15-2005	2	DWELLING	289,000					03-02-2012				317	15	PERMIT VISIT						
									01-07-2011				317	15	PERMIT VISIT						
									12-11-2009				317	15	PERMIT VISIT						
									01-23-2009				317	15	PERMIT VISIT						
									01-23-2009				317	15	PERMIT VISIT						
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				26,825 SF	4.02	1.250	9	LAND	1.00	NV	1.00		0		1.000	5.03	134,900	
Total Card Land Units							0.62	AC	Parcel Total Land Area:				0.62	Total Land Value							134,900

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			101	ONE FAM	Percentage
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	3	HARDWOOD	Adj Base Rate		102.06
Interior Floor 2	4	CARPET	RCN		424,086
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		2005
AC Type	03	FULL	Effective Year Built		2011
Bedrooms	3		Depreciation Code		GD
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		10
Total Rooms	6		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	1		Overall % Condition		90
Extra Kitchen St	F	FAIR	RCNLD		381,700
FBM Sqft	840		Dep % Ovr		
FBM Quality	5		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
19	PATIO			L	168	5.75	2015	60	0.00	AV	A	1.00	600

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,120		28.95	32,422	
FFL	1ST FLOOR	1,120	1,120		144.74	162,108	
GAR	GARAGE	0	576		57.80	33,290	
OFP	OPEN PORCH	0	40		14.47	579	
PAT	PATIO	0	320		7.24	2,316	
SFL	2ND FLOOR	1,120	1,120		144.74	162,108	
UHS	UNFIN HALF STORY	0	576		43.47	25,040	
WDK	WOOD DECK	0	216		28.81	6,224	
Ttl Gross Liv / Lease Area		2,240	5,088			424,086	

