

Property Location

162 ORCHARD RD

Map ID

46/ 44/ 22/ /

Bldg Name

State Use

101

Vision ID

6263

Account #

6349

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 11:24:33

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW										
LUSSIER ROBERT N LUSSIER MARIE A 162 ORCHARD RD EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed											
										RESIDNTL.	101	488400	488,400											
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	138100	138,100											
										RESIDNTL.	101	20500	20,500											
		SUPPLEMENTAL DATA								Total				647,000	647,000									
GIS ID		F_384849_2856546		Mailed		Assoc Pid#																		
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
LUSSIER ROBERT N CHAPDELAINE JOSEPH + SONS, CHAPDELAINE JOSEPH + SONS,		16065		0473		07-19-2006		U		V		140,000		1P		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		05631		0527		06-14-1984		U		V		1		1E		2022	101	445,900	2021	101	428,200	2020	101	411,400
		00000		0000				U				0					101	140,700		101	129,700		101	129,700
																	101	20,500		101	20,500		101	20,500
		Total												Total		607,100	Total	578,400	Total	561,600				
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor																
Year	Code	Description		Amount		Code	Description		YEAR	Amount		Comm Int												
		Total		0.00																				
ASSESSING NEIGHBORHOOD																		APPROAISED VALUE SUMMARY						
Nbhd		Nbhd Name		Tracing		Batch												Appraised BLDG. Value (Card)				488,400		
0001				101		NV												Appraised Xf (B) Value (Bldg)				0		
																		Appraised Ob (B) Value (Bldg)				20,500		
																		Appraised Land Value (Bldg)				138,100		
																		Special Land Value				0		
																		Total Appraised Parcel Value				647,000		
																		Valuation Method				C		
																		Adjustment						
																		Net Total Appraised Parcel Value				647,000		
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										
391	11-30-2006	11	POOL	30,000				782 SF FT INGROU	05-30-2018			333	4	INFO AT DOOR										
228	06-27-2006	2	DWELLING	530,000				SEE NOTES	02-29-2008			317	15	PERMIT VISIT										
									02-29-2008			317	14	INSPECTED										
									02-16-2007			311	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				32,191 SF	3.43	1.250	9	LAND	1.00	NV	1.00			0		1.000	4.29	138,100			
							Total Card Land Units	0.74	AC	Parcel Total Land Area:				0.74								Total Land Value	138,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B+	GOOD (+)	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units		
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
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	84.01	
Interior Floor 2	4	CARPET	RCN	536,673	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2006	
AC Type	03	FULL	Effective Year Built	2012	
Bedrooms	3		Depreciation Code	GD	
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %	9	
Total Rooms	8		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	91	
Extra Kitchen St			RCNLD	488,400	
FBM Sqft	1772		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		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
11	POOL I-V	OB	Outbuildi	L	782	29.00	2006	70	0.00	GD	G	1.25	19,800
02	SHED/FR			L	128	7.48	2007	70	0.00	GD	A	1.00	700

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	2,085		25.14	52,423	
CFL	CATHEDRAL CE	289	289		129.63	37,463	
FFL	1ST FLOOR	1,796	1,796		125.71	225,782	
GAR	GARAGE	0	806		50.22	40,480	
OPF	OPEN PORCH	0	64		11.79	754	
TQS	3/4 STORY	1,347	1,796		94.29	169,337	
WDK	WOOD DECK	0	416		25.08	10,434	
Ttl Gross Liv / Lease Area		3,432	7,252			536,673	

