

Property Location

62 ORCHARD RD

Map ID

46/ 65/ 1A/ /

Bldg Name

State Use

101

Vision ID

6267

Account #

6353

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 11:25:13

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT								1006 EAST LONGMEADOW																							
CARROLL JAMES F CARROLL TRACEY W 62 ORCHARD RD EAST LONGMEADOW MA 01028 GIS ID F_386217_2857439		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed																									
										RESIDNTL.		101		583400		583,400																									
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101		131000		131,000																									
		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#				Total								714,400		714,400																					
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
CARROLL JAMES F WESLEY,HOWARD-JOHN CHAPDELAINE + SONS INC, CHAPDELAINE + SONS INC,		17415		0585		07-07-2008		U		I		610,000		1P		Year		Code		Assessed		Year		Code		Assessed															
		15108		0367		06-15-2005		U		V		115,000		1E		2022		101		533,200		2021		101		511,400															
		03336		0247		05-13-1968		U		V		1				101		133,000		123,400		2020		101		123,400															
		00000		0000				U				0																													
																Total		666,200		Total		634,800		Total		613,900															
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														APPRAISED VALUE SUMMARY																											
Nbhd		Nbhd Name		Tracing		Batch																																			
0001				101		NV																																			
NOTES														ADJUSTMENT																											
SUB DIV 834 ORCHARD HILL														Special Land Value																											
SUB DIV 964-2/16/2007														Total Appraised Parcel Value																											
BK OF PLANS 337-PG 24														Valuation Method																											
														Adjustment																											
														Net Total Appraised Parcel Value																											
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													
134		05-11-2005		2		DWELLING		493,900								OC 1/10/2006		05-30-2018						333		3		MEAS+INSPCTD													
																		02-29-2008						317		14		INSPECTED													
																		02-16-2007						311		15		PERMIT VISIT													
																		03-30-2006						311		13		MISSED APPT													
																		01-17-2006						250		22		MAILER SENT													
																		01-13-2006						311		15		PERMIT VISIT													
																		01-13-2006						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								40,000		SF		2.84		1.250		9		LAND		0.90		NV		1.00		WET1/ESM1		0		1.000		3.2		128,000	
1		101		ONE FAM		RA								0.470		AC		7,000.00		1.000		0				0.90		NV		1.00		WET2		0		1.000		6,300		3,000	
Total Card Land Units														1.39		AC		Parcel Total Land Area:				1.39		Total Land Value										131,000							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	A-	V 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	8	BRICK VENR	101	ONE FAM	100
Roof Structure	2	HIP			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate		82.53
Interior Floor 1	3	HARDWOOD	RCN		648,258
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built		2005
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	3		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style	G	GOOD	Condition		
Kitchens	1		% Complete		
Kitchen Style	V	V GOOD	Overall % Condition		90
Extra Kitchens	0		RCNLD		583,400
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality	0		Misc Imp Ovr		
Fireplaces	2		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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,956		27.42	53,633	
FFL	1ST FLOOR	1,956	1,956		137.17	268,301	
GAR	GARAGE	0	748		54.83	41,013	
HST	HALF STORY	299	598		68.58	41,013	
OPF	OPEN PORCH	0	36		15.24	549	
PAT	PATIO	0	336		6.94	2,332	
SFL	2ND FLOOR	1,760	1,760		137.17	241,416	
Ttl Gross Liv / Lease Area		4,015	7,390			648,258	

