

Property Location

80 ORCHARD RD

Map ID

46/ 66/ 41/ /

Bldg Name

State Use

101

Vision ID

6270

Account #

6356

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 11:25:42

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW									
WRIGHT CHRISTOPHER C 80 ORCHARD RD EAST LONGMEADOW MA 01028 GIS ID F_385803_2857368		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed										
										RESIDNTL.	101	336500	336,500										
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	136600	136,600										
										RESIDNTL.	101	28300	28,300										
SUPPLEMENTAL DATA										Total				501,400	501,400								
Alt Prcl ID				Received																			
SP Permit				NIA																			
Chapter Land				Field 8																			
OC Dates				Field 9																			
In+Ex FY				Field 10																			
Mailed				Assoc Pid#																			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
WRIGHT CHRISTOPHER C CHAPDELAINE + SONS INC, CHAPDELAINE + SONS INC,		12236		0240		03-19-2002		U		I		328,148											
		03336		0247		05-13-1968		U		V		1		2022		101							
		00000		0000				U				0		101		303,100							
														101		139,000							
														101		28,300							
														Total		470,400							
														Total		447,600							
														Total		435,200							
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									
201400609	03-21-2014	11	POOL	14,500	05-23-2014	100	05-23-2014	18X36 INGROUND	05-23-2014			317	15	PERMIT VISIT									
73	04-05-2002	2	DWELLING	240,000				OC 10/25/02	09-29-2010			311	2	MEASURED									
									01-30-2003			274	3	MEAS+INSPECT									
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				30,016 SF	3.64	1.250	9	LAND	1.00	NV	1.00			0		1.000	4.55	136,600		
Total Card Land Units							0.69	AC	Parcel Total Land Area: 0.69							Total Land Value							136,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	B	GOOD	#Heat Sys	1.00	
Stories	1.00	1 Story	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	6	STUCCO	Code	Description	Percentage
Exterior Wall 2	4	VINYL	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		104.92
Interior Floor 1	4	CARPET	RCN		373,875
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	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		10
Extra Fixtures	1		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	G	GOOD	Cost Trend Factor		1
Half Bath Style			Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition		90
Extra Kitchens	0		RCNLD		336,500
Extra Kitchen St			Dep % Ovr		
FBM Sqft			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	1	YES	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
11	POOL I-V	OB	Outbuildi	L	648	29.00	2014	85	0.00	VG	V	1.50	24,000
19	PATIO			L	860	5.75	2014	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	1,857		28.37	52,680	
FFL	1ST FLOOR	1,857	1,857		142.00	263,686	
GAR	GARAGE	0	900		56.80	51,118	
OSP	SCRN PORCH	0	128		21.08	2,698	
PAT	PATIO	0	528		6.99	3,692	
Ttl Gross Liv / Lease Area		1,857	5,270			373,875	

