

Property Location

86 ORCHARD RD

Map ID

46/ 67/ 42/ /

Bldg Name

State Use

101

Vision ID

6273

Account #

6359

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

12-13-2022 11:25:58

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
ROSS CHARLES B ROSS LAUREEN 86 ORCHARD RD EAST LONGMEADOW MA 01028 GIS ID F_385620_2857345		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	323200	323,200		
						RES LAND	101	137500	137,500		
						RESIDNTL.	101	2400	2,400		
		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#					
						Total				463,100	463,100

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ROSS CHARLES B CHAPDELAINE + SONS INC, CHAPDELAINE + SONS INC,		11778	0429	07-27-2001	U	I	281,875		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		03336	0247	05-13-1968	U	V	1		2022	101	292,600	2021	101	280,800	2020	101	272,700
		00000	0000		U		0			101	140,300		101	129,800		101	129,800
										101	2,400		101	2,400		101	2,400
		Total						Total		435,300	Total		413,000	Total		404,900	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor APPRaised VALUE SUMMARY Appraised BLDG. Value (Card) 323,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 2,400 Appraised Land Value (Bldg) 137,500 Special Land Value 0 Total Appraised Parcel Value 463,100 Valuation Method C Adjustment Net Total Appraised Parcel Value 463,100									
Year	Code	Description	Amount	Code	Description	YEAR	Amount										
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	
251	08-30-2000	2	DWELLING	173,000					05-30-2018			333	3	MEAS+INSPCTD	
									09-29-2010			311	2	MEASURED	
									09-13-2002			274	3	MEAS+INSPCTD	
									05-31-2001			247	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				31,892 SF	3.45	1.250	9	LAND	1.00	NV	1.00			0		1.000	4.31	137,500
Total Card Land Units							0.73	AC	Parcel Total Land Area: 0.73							Total Land Value					137,500

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	107.53	
Interior Floor 2	4	CARPET	RCN	367,268	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2000	
AC Type	03	FULL	Effective Year Built	2009	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	12	
Total Rooms	7		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	88	
Extra Kitchen St			RCNLD	323,200	
FBM Sqft	400		Dep % Ovr		
FBM Quality	3		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
02	SHED/FR			L	160	7.48	2002	70	0.00	GD	G	1.25	1,000
28	B-BALL C			L	1	0.00	2009	70	0.00	GD	A	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	858		30.59	26,244	
CFL	CATHEDRAL CE	377	377		157.04	59,202	
FFL	1ST FLOOR	537	537		152.58	81,937	
GAR	GARAGE	0	596		60.93	36,315	
HST	HALF STORY	110	220		76.29	16,784	
OPF	OPEN PORCH	0	90		15.26	1,373	
PAT	PATIO	0	196		7.78	1,526	
SFL	2ND FLOOR	943	943		152.58	143,886	
Ttl Gross Liv / Lease Area		1,967	3,817			367,268	

