

State Use 101
Print Date 12-13-2022 11:26:08

CURRENT OWNER				TOPO TYPE				UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																							
BEDFORD JOHN D 71 ORCHARD RD EAST LONGMEADOW MA 01028 GIS ID F_385952_2857112														Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW																
				TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	405000		405,000																				
												RES LAND		101	139900		139,900																				
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101	16500		16,500																				
				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		561,400		561,400																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																					
BEDFORD JOHN D BEDFORD JOHN D CHAPDELAINE + SONS INC, CHAPDELAINE + SONS INC,				20952 0344		11-16-2015		U		I		1		1A		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed													
				13365 0382		07-11-2003		U		I		414,900				2022	101	364,700	2021	101	349,400	2020	101	334,700													
				03336 0247		05-13-1968		U		V		1		1E			101	142,000		101	131,700		101	131,700													
				00000 0000				U				0					101	16,500		101	16,500		101	16,500													
				Total		0.00										Total	523,200	Total	497,600	Total	482,900																
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												APPRaised VALUE SUMMARY																			
Nbhd		Nbhd Name						Tracing				Batch		Appraised BLDG. Value (Card)										405,000													
0001								101				NV		Appraised Xf (B) Value (Bldg)										0													
														Appraised Ob (B) Value (Bldg)										16,500													
														Appraised Land Value (Bldg)										139,900													
														Special Land Value										0													
														Total Appraised Parcel Value										561,400													
														Valuation Method										C													
														Adjustment																							
														Net Total Appraised Parcel Value										561,400													
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									
202201975		06-08-2022		91		INSULATION		7,499		03-30-2017		0		03-30-2017		15X33 INGROUND		03-30-2017						317		15		PERMIT VISIT									
201602697		10-19-2016		11		POOL		50,000				100				OC 7/11/2003		05-04-2006						105		16		FIELDREV CHG									
165		06-17-2002		2		DWELLING		389,900										06-30-2004						328		16		FIELDREV CHG									
																		02-06-2004						311		14		INSPECTED									
																		01-30-2003						274		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				35,599	SF	3.14	1.250	9	LAND	1.00	NV	1.00			0			1.000		3.93		139,900											
														Total Card Land Units 0.82 AC Parcel Total Land Area: 0.82														Total Land Value 139,900									

Property Location 71 ORCHARD RD
 Vision ID 6274 Account # 6360

Map ID 46/ 82/ 38A/ /
 Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 1 of 1

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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	
Roof Structure	2	HIP		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	1	DRYWALL		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	97.22	
Interior Floor 2			RCN	449,972	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2003	
AC Type	03	FULL	Effective Year Built	2011	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	10	
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	90	
Extra Kitchen St			RCNLD	405,000	
FBM Sqft			Dep % Ovr		
FBM Quality			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
12	POOL I-G			L	470	40.00	2016	70	0.00	GD	G	1.25	16,500

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,333		26.57	35,419	
FFL	1ST FLOOR	1,351	1,351		132.66	179,219	
GAR	GARAGE	0	576		52.97	30,511	
HST	HALF STORY	384	768		66.33	50,940	
OPF	OPEN PORCH	0	35		15.16	531	
SFL	2ND FLOOR	1,107	1,107		132.66	146,851	
WDK	WOOD DECK	0	244		26.64	6,500	
Ttl Gross Liv / Lease Area		2,842	5,414			449,972	

