

Property Location		73 BIRCHLAND AV		Map ID		37/ 18/ 0/ /		Bldg Name		State Use 101																															
Vision ID		3031		Account #		3081		Bldg #		1		Sec #		1 of 1		Card #		1 of 1		Print Date 11/14/2023 12:36:51																					
CURRENT OWNER				TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT																													
MIERS JACQUELINE M MIERS DANIEL E 73 BIRCHLAND AVE EAST LONGMEADOW MA 01028 GIS ID F_382905_2851489				TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code		Appraised		Assessed		1006 EAST LONGMEADOW																					
												RESIDNTL.		101		187100		187,100																							
												RES LAND		101		110400		110,400																							
				DRAINAGE				VIEW		COMMUNITY		RESIDNTL.		101		8400		8,400																							
				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#				Total305,900305,900																													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																									
MIERS JACQUELINE M PRATSON JACQUELINE M,				10765 05760		0161 0467		05-14-1999 02-13-1985		U U		I I		1 0		1A 1A		Year		Code		Assessed		Year		Code		Assessed		Year		Code		Assessed							
																		2023		101		171,700		2022		101		153,700		2021		101		147,400							
																				101		100,400				101		91,400				101		84,500							
																						101		7,400				101		7,400				101		7,400					
				Total														Total		279,500		Total		252,500		Total		239,300													
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																																					
ASSESSING NEIGHBORHOOD																		APPRaised VALUE SUMMARY																							
Nbhd				Nbhd Name				Tracing				Batch				Appraised BLDG. Value (Card)																									
0001																Appraised Xf (B) Value (Bldg)																									
																		Appraised Ob (B) Value (Bldg)																							
																		Appraised Land Value (Bldg)																							
																		Special Land Value																							
																		Total Appraised Parcel Value																							
																		Valuation Method																							
																		Adjustment																							
																		Net Total Appraised Parcel Value																							
																		305,900																							
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													
220		09-17-2009		12		REROOF		4,300				0						07-02-2019						334		3		MEAS+INSPCTD													
																		10-18-2013						317		2		MEASURED													
																		12-05-2002						274		14		INSPECTED													
																		11-27-2002						250		22		MAILER SENT													
																		11-26-2002						274		2		MEASURED													
																		02-19-1992						170		3		MEAS+INSPCTD													
																		10-02-1980						500		3		MEAS+INSPCTD													
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		RC								9,360 SF		11.80		1.000		5		LAND		1.00		MA		1.00				0				1.000		11.8		110,400	
Total Card Land Units														0.21		AC		Parcel Total Land Area:				0.21		Total Land Value														110,400			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.75	1 3/4 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	2	CLAPBOARD	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	2	SOFTWOOD	Adj Base Rate	128.82	
Interior Floor 2			RCN	267,251	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	1950	
AC Type	03	FULL	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	30	
Total Rooms	7		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	A	AVERAGE	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	187,100	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		Misc Imp Ovr		
WS Flues	1		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
03	GARAGE	OB	Outbuildi	L	440	32.00	1950	60	0.00	AV	A	1.00	8,400

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	912		28.86	26,320	
EFB	ENCL PORCH	0	136		72.31	9,834	
FFL	1ST FLOOR	912	912		144.62	131,890	
OPF	OPEN PORCH	0	24		12.05	289	
TQS	3/4 STORY	684	912		108.46	98,918	
Ttl Gross Liv / Lease Area		1,596	2,896			267,251	

