

Property Location		20 BIRCHLAND AV		Map ID		38A/ 14/ 14/ /		Bldg Name		State Use 101	
Vision ID		3151		Account #		3201		Bldg # 1		Sec # 1 of 1	
								Card # 1 of 1		Print Date 11/14/2023 12:57:51	

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW	
OREL FIRANGIZ 108 OAKWOOD RD LONGMEADOW MA 01106		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed		
						RESIDNTL.	101	125800	125,800		
						RES LAND	101	108500	108,500		
						RESIDNTL.	101	6100	6,100		
		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#					
GIS ID		F_382935_2850732				Total		240,400		240,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
OREL FIRANGIZ BROWN SHIRLEY M,		10549	0420	12-01-1998	U	I	63,000		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
		02907	0112	09-27-1962	U	I	0		2023	101	115,300	2022	101	102,600	2021	101	98,400	
										101	98,600		101	89,700		101	83,000	
										101	5,400		101	5,400		101	5,400	
		Total							Total		219,300		Total		197,700		Total	
																	186,800	

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	YEAR	Amount											Comm Int
									APPRAISED VALUE SUMMARY									
Total																		
ASSESSING NEIGHBORHOOD																		
Nbhd		Nbhd Name		Tracing		Batch												
0001				101		MA												

NOTES																					
										Appraised BLDG. Value (Card)										125,800	
										Appraised Xf (B) Value (Bldg)										0	
										Appraised Ob (B) Value (Bldg)										6,100	
										Appraised Land Value (Bldg)										108,500	
										Special Land Value										0	
										Total Appraised Parcel Value										240,400	
										Valuation Method										C	
										Adjustment											
										Net Total Appraised Parcel Value										240,400	

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					
55	03-05-2008	21	SIDING	3,000				NVC	07-02-2019			334	2	MEASURED					
280	10-06-2000	17	DECK	1,240					01-27-2012			317	16	FIELDREV CHG					
									10-14-2011			317	2	MEASURED					
									01-07-2009			317	15	PERMIT VISIT					
									04-02-2004			250	22	MAILER SENT					
									03-11-2004			311	2	MEASURED					
									01-29-2001			247	15	PERMIT VISIT					

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				5,000 SF	21.69	1.000	5	LAND	1.00	MA	1.00			0		1.000	21.69	108,500			
Total Card Land Units							0.11	AC	Parcel Total Land Area:							0.11	Total Land Value							108,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	15	OLD STYLE	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.50	2 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	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		111.16
Interior Floor 2			RCN		199,632
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built		1930
AC Type	03	FULL	Effective Year Built		1984
Bedrooms	4		Depreciation Code		AG
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		37
Total Rooms	8		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		63
Extra Kitchen St			RCNLD		125,800
FBM Sqft	431		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		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
03	GARAGE	OB	Outbuildi	L	320	32.00	1935	60	0.00	AV	A	1.00	6,100

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	616		25.24	15,551	
FFL	1ST FLOOR	672	672		126.43	84,961	
OFP	OPEN PORCH	0	176		12.93	2,276	
SFL	2ND FLOOR	616	616		126.43	77,881	
UAT	UNFIN ATTC	0	616		25.24	15,551	
WDK	WOOD DECK	0	136		25.10	3,414	
Ttl Gross Liv / Lease Area		1,288	2,832			199,632	

