

Property Location

52 BIRCHLAND AV

Map ID

38A/ 23/ 50/ /

Bldg Name

State Use

101

Vision ID

3162

Account #

3212

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 12:59:34

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
RECCHIA ANGELINA R 52 BIRCHLAND AV EAST LONGMEADOW MA 01028	TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed													
					RESIDNTL.	101	145500	145,500													
					RES LAND	101	113300	113,300													
					RESIDNTL.	101	1000	1,000													
SUPPLEMENTAL DATA					Total				259,800	259,800											
GIS ID F_382796_2851127		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#																	
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
RECCHIA ANGELINA R MILBIER BRIAN J MILBIER BRIAN J, ANDERSON, CHRISTIAN & GOODCHILD, TIMOTHY H &	20841	0510	08-24-2015	Q	I	178,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
	18589	0348	12-09-2010	U	I	100	1A	2023	101	133,500	2022	101	119,900	2021	101	115,000					
	16267	0321	10-19-2006	U	I	199,900			101	103,000		101	93,700		101	86,700					
	10827	0509	06-30-1999	U	I	129,500			101	600		101	600		101	600					
	10699	0103	03-26-1999	U	I	100,100	1S														
Total								237,100		Total		214,200		Total		202,300					
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 Appraised BLDG. Value (Card) 145,500 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,000 Appraised Land Value (Bldg) 113,300 Special Land Value 0 Total Appraised Parcel Value 259,800 Valuation Method C Adjustment Net Total Appraised Parcel Value 259,800													
Nbhd	Nbhd Name		Tracing		Batch																
0001			101		MA																
NOTES																					
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							
201802483	07-25-2018	7	REMODEL	3,300	05-21-2019	100	12-14-2018	FIN BMT 288 SF-BC	05-21-2019			334	15	PERMIT VISIT							
201502802	10-23-2015	91	INSULATION	2,456		0			10-11-2013			317	2	MEASURED							
80	04-01-1989	10	SHED	1,100				SHED	03-11-2004			311	3	MEAS+INSPCTD							
									07-30-1992			131	14	INSPECTED							
									01-16-1991			107	15	PERMIT VISIT							
									04-15-1990			131	15	PERMIT VISIT							
									12-10-1980			500	14	INSPECTED							
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				15,231 SF	7.44	1.000	5	LAND	1.00	MA	1.00		0		1.000	7.44	113,300	
Total Card Land Units							0.35	AC	Parcel Total Land Area:				0.35	Total Land Value							113,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	COLONIAL	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	2.00	2 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	3	GAMBREL		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	132.33	
Interior Floor 2	3	HARDWOOD	RCN	255,213	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1970	
AC Type	01	NONE	Effective Year Built	1978	
Bedrooms	3		Depreciation Code	AV	
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	43	
Total Rooms	6		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	57	
Extra Kitchen St			RCNLD	145,500	
FBM Sqft	288		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	132	12.00	1989	60	0.00	AV	A	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	768		29.87	22,944	
FFL	1ST FLOOR	768	768		148.99	114,421	
SFL	2ND FLOOR	730	730		148.99	108,760	
WDK	WOOD DECK	0	304		29.90	9,088	
Ttl Gross Liv / Lease Area		1,498	2,570			255,213	

