

Property Location

76 BIRCHLAND AV

Map ID

38A/ 34/ 83/ /

Bldg Name

State Use

101

Vision ID

3173

Account #

3223

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 1:01:18 A

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW																											
MOORE BRUCE MOORE FRANCES 76 BIRCHLAND AVE EAST LONGMEADOW MA 01028		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description		Code				Appraised		Assessed																							
										RESIDENTL.		101				150200		150,200																							
		DRAINAGE				VIEW		COMMUNITY		RES LAND		101				76900		76,900																							
		SUPPLEMENTAL DATA																																							
GIS ID F_382775_2851375		Alt Prcl ID SP Permit Chapter Land OC Dates In+Ex FY Mailed		Received NIA Field 8 Field 9 Field 10 Assoc Pid#						Total		227,100		227,100																											
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																											
MOORE BRUCE MOORE,BRUCE STEVENSONALD A,		16381		0540		12-06-2006		U		I		100		1A		Year		Code		Assessed		Year		Code		Assessed															
		15419		0284		10-06-2005		U		I		180,000				2023		101		138,000		2022		101		123,800															
		02441		0293		12-30-1955		U		I		0						101		70,000		101		63,500		2021		101		96,300											
																Total		208,000		Total		187,300		Total		155,200															
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)										150,200													
0001				101		MA												Appraised Xf (B) Value (Bldg)										0													
NOTES																		Appraised Ob (B) Value (Bldg)										0													
																		Appraised Land Value (Bldg)										76,900													
																		Special Land Value										0													
																		Total Appraised Parcel Value										227,100													
																		Valuation Method										C													
																		Adjustment																							
																		Net Total Appraised Parcel Value										227,100													
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													
202001809		06-08-2020		9		ALTERATION		25,000		07-16-2021		100		07-16-2021		SIDING, 8X10 DCK-		07-16-2021						334		15		PERMIT VISIT													
201903073		10-17-2019		20		WOOD STOVE		1,800		06-01-2020		100		10-28-2019				06-01-2020						400		15		PERMIT VISIT													
57		04-02-2007		12		REROOF		2,250				0						07-02-2019						334		2		MEASURED													
																		01-20-2012						317		16		FIELDREV CHG													
																		02-15-2008						317		15		PERMIT VISIT													
																		04-01-2004						250		22		MAILER SENT													
																		03-12-2004						311		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		RC								8,022 SF		13.70		1.000		5		LAND		0.70		MA		1.00		TOP3				0		1.000		9.59		76,900	
Total Card Land Units														0.18		AC		Parcel Total Land Area:										0.18		Total Land Value										76,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor	12	CONCRETE
Model	01	RESIDENTIAL	Bsmt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.50	1 1/2 STORIES	Units	1	
Foundation	2	CONC BLOCK	MIXED USE		
Exterior Wall 1	4	VINYL	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE		100	
Roof Cover	1	ASPHALT SH		0	
Interior Wall 1	2	PLASTER		0	
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	4	CARPET	Adj Base Rate	149.70	
Interior Floor 2	5	LINO/VINYL	RCN	214,583	
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	1		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	150,200	
FBM Sqft	538		Dep % Ovr		
FBM Quality	3		Dep Ovr Comment		
Fireplaces	0		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

BUILDING SUB-AREA SUMMARY SECTION												
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value						
ATC	ATTIC	96	384		42.64	16,375						
BMT	BASEMENT	0	768		34.20	26,269						
EFP	ENCL PORCH	0	80		85.29	6,823						
FFL	1ST FLOOR	768	768		170.57	131,001						
GAR	GARAGE	0	240		68.23	16,375						
PAT	PATIO	0	60		8.53	512						
UAT	UNFIN ATTC	0	384		34.20	13,134						
WDK	WOOD DECK	0	120		34.11	4,094						
Ttl Gross Liv / Lease Area		864	2,804			214,583						

