

Property Location

91 BIRCH AV

Vision ID

3214

Account #

3265

Map ID

3A/ 13/ 2/ /

Bldg #

1

Bldg Name

Sec # 1 of 1

Card #

1 of 1

State Use

101

Print Date

11/14/2023 1:08:20 A

CURRENT OWNER		TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT				1006 EAST LONGMEADOW									
KARAKUS SAFET 91 BIRCH AV EAST LONGMEADOW MA 01028 GIS ID F_376238_2853557		TOPO WET		EASEMENT		TRAFFIC		CORNER		Description	Code	Appraised	Assessed										
										RESIDNTL.	101	320400	320,400										
		DRAINAGE				VIEW		COMMUNITY		RES LAND	101	111300	111,300										
										RESIDNTL.	101	1300	1,300										
		SUPPLEMENTAL DATA								Total				433,000		433,000							
		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)									
KARAKUS SAFET FIGUEROA JARED A LAMON,SCOTT KINGSTON,WILLIAM J JR GAREFFA,AVIS J		21235 0496		06-24-2016		Q I		I		320,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
		16769 0268		06-20-2007		U I		I		326,900		1P		2023	101	297,600	2022	101	273,900	2021	101	262,800	
		16282 0573		10-26-2006		U V		V		80,000		1P											
		16201 0493		09-14-2006		U I		I		160,000		1A											
14142 0241		05-03-2004		U I		I		1		1A		Total		399,600		Total		366,700		Total		348,700	
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																							
Nbhd		Nbhd Name				Tracing				Batch													
0001						101				MA													
NOTES																							
SUB DIV 1019 FY17 MLS 71988347 ADDED FBM & PAT																							
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						
390	11-30-2006	2	DWELLING	150,000				OC 6/13/2007				01-23-2017			317	16	FIELDREV CHG						
382	11-20-2006	5	DEMOLITION	4,000				DEMOLISH EXISTIN				01-18-2008			317	14	INSPECTED						
											08-07-2007			317	15	PERMIT VISIT							
											01-25-2007			311	2	MEASURED							
											01-25-2007			311	15	PERMIT VISIT							
											04-26-2004			319	14	INSPECTED							
											04-07-2004			250	22	MAILER SENT							
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				11,000 SF	10.12	1.000	5	LAND	1.00	MA	1.00			0		1.000	10.12	111,300		
Total Card Land Units							0.25 AC	Parcel Total Land Area:							0.25	Total Land Value							111,300

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Bldg # 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	100
Roof Structure	1	GABLE			0
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL	COST / MARKET VALUATION		
Interior Wall 2			Adj Base Rate	120.77	
Interior Floor 1	3	HARDWOOD	RCN	355,973	
Interior Floor 2	4	CARPET	Net Other Adj		
Heat Fuel	2	GAS	Year Built	2006	
Heat Type	1	FORCED H/A	Effective Year Built	2011	
AC Type	03	FULL	Depreciation Code	GD	
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %	10	
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	A	AVERAGE	Cost Trend Factor	1	
Half Bath Style	A	AVERAGE	Condition		
Kitchens	1		% Complete		
Kitchen Style	G	GOOD	Overall % Condition	90	
Extra Kitchens	0		RCNLD	320,400	
Extra Kitchen St			Dep % Ovr		
FBM Sqft	625		Dep Ovr Comment		
FBM Quality	3		Misc Imp Ovr		
Fireplaces	0		Misc Imp Ovr Comment		
WS Flues			Cost to Cure Ovr		
Central Vac	0	NO	Cost to Cure Ovr Comment		
Frame	1	WOOD			

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	160	12.00	2007	70	0.00	GD	A	1.00	1,300

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	777		31.50	24,479	
FFL	1ST FLOOR	791	791		157.93	124,922	
GAR	GARAGE	0	490		63.17	30,954	
OFP	OPEN PORCH	0	96		16.45	1,579	
PAT	PATIO	0	288		7.68	2,211	
SFL	2ND FLOOR	1,059	1,059		157.93	167,247	
WDK	WOOD DECK	0	144		31.81	4,580	
Ttl Gross Liv / Lease Area		1,850	3,645			355,973	

