

Property Location

67 BIRCH AV

Map ID

3A/ 32/ C/ /

Bldg Name

State Use

101

Vision ID

3239

Account #

3290

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

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CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
GIANNAKOPOULOS ELIAS P + CRIST 67 BIRCH AV EAST LONGMEADOW MA 01028	TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed													
					RESIDNTL.	101	185600	185,600													
					RES LAND	101	111800	111,800													
					RESIDNTL.	101	700	700													
SUPPLEMENTAL DATA					Total				298,100	298,100											
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)													
GIANNAKOPOULOS ELIAS P + CRISTINA R LESNIEWSKI ADAM TRUSTEE LESNIEWSKI ANNA, HOWARD KENNETH B +, MOYNIHAN JOHN F	20367	0396	07-29-2014	Q	I	242,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
	18920	0272	09-20-2011	U	I	1	1A	2023	101	173,200	2022	101	162,300	2021	101	156,100					
	11274	0154	07-21-2000	U	I	150,000			101	101,600		101	92,400		101	85,600					
	08373	0199	03-31-1993	U	I	140,000			101	400		101	400		101	400					
	06811	0011	04-21-1988	U	I	143,000			Total	275,200	Total	255,100	Total	242,100							
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)								185,600					
0001				101		MA		Appraised Xf (B) Value (Bldg)								0					
								Appraised Ob (B) Value (Bldg)								700					
								Appraised Land Value (Bldg)								111,800					
								Special Land Value								0					
								Total Appraised Parcel Value								298,100					
								Valuation Method								C					
								Adjustment													
								Net Total Appraised Parcel Value								298,100					
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							
201902331	07-09-2019	91	INSULATION	5,705		0		WOOD STOVE DEMO HOUSE SPLIT ENT	09-12-2014			317	3	MEAS+INSPCTD							
365	12-01-1988	MN	Manual Note	799					04-23-2004				317	14	INSPECTED						
285	09-01-1988	MN	Manual Note						04-07-2004				250	22	MAILER SENT						
332	10-01-1987	MN	Manual Note	70,000					04-06-2004				311	2	MEASURED						
								09-07-1990				131	3	MEAS+INSPCTD							
								11-16-1988				107	15	PERMIT VISIT							
								03-09-1988				130	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				12,000 SF	9.32	1.000	5	LAND	1.00	MA	1.00			0		1.000	9.32	111,800
Total Card Land Units							0.28	AC	Parcel Total Land Area:				0.28	Total Land Value							111,800

Account # 3290

Bldg # 1

Card # 1 of 1

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CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description
Basement Floor	12	
Bsmt Garage	2	
#Heat Sys	1.00	
Units	1	
MIXED USE		
Code	Description	Percentage
101	ONE FAM	100
		0
		0
COST / MARKET VALUATION		
Adj Base Rate		136.75
RCN		250,757
Net Other Adj		
Year Built		1987
Effective Year Built		1995
Depreciation Code		AG
Remodel Rating		
Year Remodeled		
Depreciation %		26
Functional Obsol		
External Obsol		
Cost Trend Factor		1
Condition		
% Complete		
Overall % Condition		74
RCNLD		185,600
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		

7 XF - BUILDING EXTRA FEATURES(B)							
Price	Yr Blt	%	Dep.	Cond	Gra	Qual	Apprais Va
2.00	2013	70	0.00	GD	A	1.00	700

SUMMARY SECTION				
ing	Gross	Eff Area	Unit Cost	Undeprec Value
1,234	1,234		160.02	197,469
0	1,152		40.01	46,087
0	227		31.72	7,201
1,234	2,613			250,757

