

State Use 101
Print Date 11/14/2023 11:10:05 A

CURRENT OWNER						TOPO TYPE		UTILITY		STREET		LOCATION		CURRENT ASSESSMENT															
EDWARDS STEVEN P EDWARDS CINDY L 21 WOODRIDGE RD ORLEANS MA 02653 GIS ID F_392928_2854360												Description		Code	Appraised		Assessed		1006 EAST LONGMEADOW										
						TOPO WET		EASEMENT		TRAFFIC		CORNER		RESIDNTL.		101	166800				166,800								
						DRAINAGE				VIEW		COMMUNITY		RES LAND		101	112500		112,500										
						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#						Total		279,300		279,300													
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																
EDWARDS STEVEN P ESTANISLAU PETER ESTANISLAU ADRIANO LE ESTANISLAU,ADRIANO ESTANISLAU,ADRIANO				24225		0458		11-03-2021		Q	I	290,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
				24176		0367		10-12-2021		U	I	1		1A	2023	101	152,700	2022	101	105,000	2021	101	100,600						
				13020		0092		03-10-2003		U	I	1		1A	101	102,500	2022	101	92,900	2021	101	86,100							
				12310		0171		04-26-2002		U	I	1		1A	Total	255,200	Total	197,900	Total	186,700									
				11572		0434		04-02-2001		U	I	125,500																	
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																Appraised BLDG. Value (Card)								166,800					
																Appraised Xf (B) Value (Bldg)								0					
																Appraised Ob (B) Value (Bldg)								0					
																Appraised Land Value (Bldg)								112,500					
																Special Land Value								0					
																Total Appraised Parcel Value								279,300					
																Valuation Method								C					
																Adjustment													
																Net Total Appraised Parcel Value								279,300					
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				
																		05-08-2018					333	3	MEAS+INSPCTD				
																		09-21-2005					311	3	MEAS+INSPCTD				
																		01-18-2000					250	22	MAILER SENT				
																		12-07-1999					247	2	MEASURED				
																		04-06-1992					170	3	MEAS+INSPCTD				
03-05-1981		500	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		RA				40,000 SF		3.12		1.000	5	LAND	1.00	MA	1.00							0.9	1.000	2.81		112,400	
1	101	ONE FAM		RA				0.010 AC		7,000.00		1.000	0		1.00	MA	1.00							0	1.000	7,000		100	
Total Card Land Units								0.93		AC	Parcel Total Land Area:				0.93				Total Land Value								112,500		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	19	RANCH	Basement Floor		
Model	01	RESIDENTIAL	Bsmnt Garage		
Grade	C	AVERAGE	#Heat Sys	1.00	
Stories	1.00	1 STORY	Units	1	
Foundation	1	CONCRETE	MIXED USE		
Exterior Wall 1	3	ALUMINUM	Code	Description	
Exterior Wall 2			101	ONE FAM	
Roof Structure	1	GABLE	Percentage		100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	2	PLASTER			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1			Adj Base Rate	135.18	
Interior Floor 2	3	HARDWOOD	RCN	238,281	
Heat Fuel	1	OIL	Net Other Adj		
Heat Type	3	FORCED H/W	Year Built	1954	
AC Type	01	NONE	Effective Year Built	1991	
Bedrooms	3		Depreciation Code	GD	
Full Baths	1		Remodel Rating	03	
Half Baths	0		Year Remodeled	2021	
Extra Fixtures	1		Depreciation %	30	
Total Rooms	5		Functional Obsol		
Bath Style	G	GOOD	External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	70	
Extra Kitchen St			RCNLD	166,800	
FBM Sqft			Dep % Ovr		
FBM Quality			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

BUILDING SUB-AREA SUMMARY SECTION							
Subarea	Description	Living	Gross	Eff Area	Unit Cost	Undeprec Value	
BMT	BASEMENT	0	1,056		29.50	31,151	
FFL	1ST FLOOR	1,224	1,224		147.63	180,704	
GAR	GARAGE	0	352		59.14	20,816	
OPF	OPEN PORCH	0	120		14.76	1,772	
STG	STORAGE	0	64		59.98	3,838	
Ttl Gross Liv / Lease Area		1,224	2,816			238,281	

