

Property Location

109 ORCHARD RD

Map ID

46/ 78/ 34/ /

Bldg Name

State Use

101

Vision ID

6229

Account #

6315

Bldg #

1

Sec #

1

of

1

Card #

1

of

1

Print Date

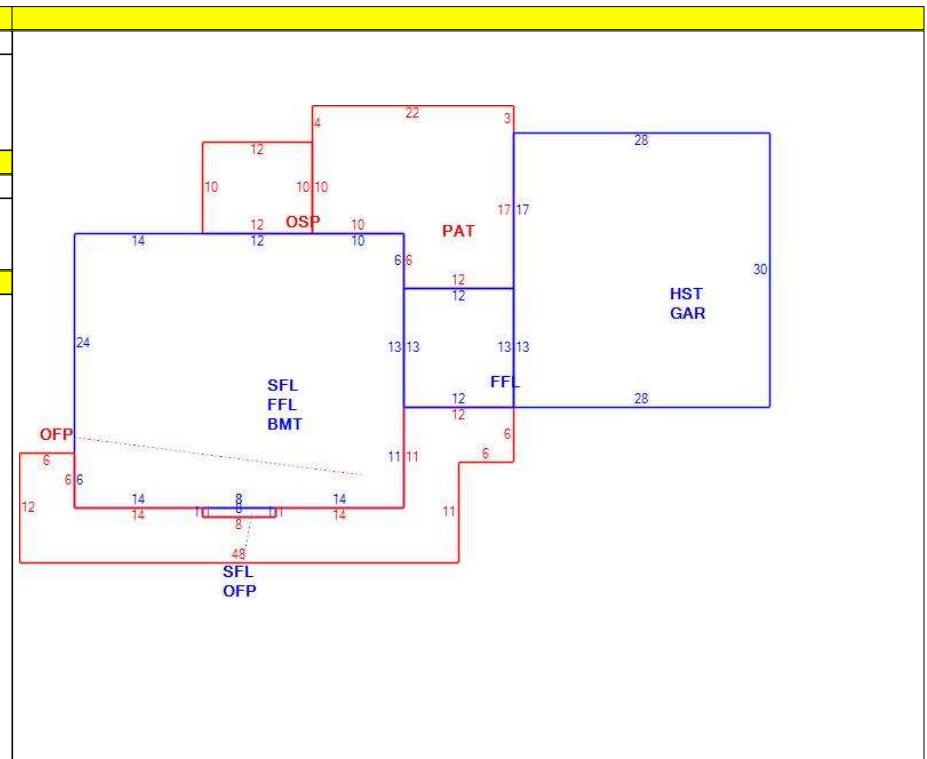
11/14/2023 12:23:44

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
GUIMOND FRANK J III GUIMOND MARYANNE 109 ORCHARD RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	441600	441,600												
						RES LAND	101	147800	147,800												
		DRAINAGE		VIEW	COMMUNITY																
		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#															
GIS ID F_385507_2856913						Total				589,400	589,400										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
GUIMOND FRANK J III GUIMOND,FRANK J III CHAPDELAINE JOSEPH + SONS, CHAPDELAINE JOSEPH + SONS,		12131	0209	01-30-2002	U	V	209,000	1A 1L	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
		12121	0072	01-18-2002	U	V	70,000		2023	101	404,200	2022	101	367,800	2021	101	352,000				
		05791	0512	04-10-1985	U	V	1		101	134,200	101	136,500	101	126,500							
		00000	0000		U		0														
								Total	538,400	Total	504,300	Total	478,500								
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									APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 441,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 147,800 Special Land Value 0 Total Appraised Parcel Value 589,400 Valuation Method C Adjustment Net Total Appraised Parcel Value 589,400												
Nbhd		Nbhd Name		Tracing		Batch															
0001				101		NV															
NOTES																					
SUB DIV 834 ORCHARD HILLS																					
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							
202102494	08-04-2021	25	WINDOWS	8,194	06-13-2022	100	01-12-2022	REPLC 2 WINDOW	05-29-2018			333	3	MEAS+INSPCTD							
201902874	09-16-2019	91	INSULATION	3,400		0			09-29-2010			311	2	MEASURED							
303	11-14-2001	2	DWELLING	250,000				OC 5/10/02	09-13-2002			274	3	MEAS+INSPCTD							
									12-18-2001			105	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	RA				25,657 SF	4.61	1.250	9	LAND	1.00	NV	1.00			0		1.000	5.76	147,800
Total Card Land Units							0.59	AC	Parcel Total Land Area: 0.59							Total Land Value					147,800

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	
Roof Structure	1	GABLE		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	107.47	
Interior Floor 2	3	HARDWOOD	RCN	501,828	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2001	
AC Type	03	FULL	Effective Year Built	2009	
Bedrooms	4		Depreciation Code	GD	
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	12	
Total Rooms	9		Functional Obsol		
Bath Style	A	AVERAGE	External Obsol		
Half Bath Style	A	AVERAGE	Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	88	
Extra Kitchen St			RCNLD	441,600	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces			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	
BMT	BASEMENT	0	1,080		29.73	32,107	
FFL	1ST FLOOR	1,236	1,236		148.65	183,726	
GAR	GARAGE	0	840		59.46	49,945	
HST	HALF STORY	420	840		74.32	62,431	
OPF	OPEN PORCH	0	426		15.00	6,392	
OSP	SCRN PORCH	0	120		22.30	2,676	
PAT	PATIO	0	380		7.43	2,824	
SFL	2ND FLOOR	1,088	1,088		148.65	161,727	
Ttl Gross Liv / Lease Area		2,744	6,010			501,828	



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