

Property Location

112 ORCHARD RD

Map ID

46/ 49/ 17/ /

Bldg Name

State Use

101

Vision ID

6231

Account #

6317

Bldg #

1

Sec #

1 of 1

Card #

1 of 1

Print Date

11/14/2023 12:24:06

CURRENT OWNER		TOPO TYPE	UTILITY	STREET	LOCATION	CURRENT ASSESSMENT				1006 EAST LONGMEADOW											
LONCZAK MICHAEL C LONCZAK AMY 112 ORCHARD RD EAST LONGMEADOW MA 01028		TOPO WET	EASEMENT	TRAFFIC	CORNER	Description	Code	Appraised	Assessed												
						RESIDNTL.	101	378200	378,200												
		DRAINAGE		VIEW	COMMUNITY	RES LAND	101	162700	162,700												
		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_385074_2856844						Total		540,900	540,900												
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
LONCZAK MICHAEL C BOUCHARD CLAUDINE, CHAPDELAINE JOSEPH + SONS, CHAPDELAINE JOSEPH + SONS,		19242	0117	05-02-2012	U	I	210,000	1S	Year	Code	Assessed	Year	Code	Assessed							
		15241	0005	08-08-2005	U	V	120,000	1P	2023	101	345,600	2022	101	310,600							
		05791	0512	04-10-1985	U	V	1	1L		101	148,700		101	151,100							
		00000	0000		U		0						2021	101	297,000						
									Total	494,300	Total	461,700	Total	437,700							
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description	Amount	Code	Description	YEAR	Amount								Comm Int						
										APPRAISED VALUE SUMMARY Appraised BLDG. Value (Card) 378,200 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 162,700 Special Land Value 0 Total Appraised Parcel Value 540,900 Valuation Method C Adjustment Net Total Appraised Parcel Value 540,900											
Total																					
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		Tracing			Batch														
0001				101			NV														
NOTES																					
SALE OF FORECLOSED PROPERTY SUB DIV#834,ORCHARD HILLS TQS UNFINISHED 2012																					
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							
201501781 238	05-29-2015	17	DECK	9,500	06-24-2015	100	06-24-2016	BETWEEN PORCH	06-24-2016			317	15	PERMIT VISIT							
	07-27-2005	2	DWELLING	298,000				OC 4/28/2006 (2ND	06-24-2015			317	15	PERMIT VISIT							
									06-05-2015			317	15	PERMIT VISIT							
									11-09-2012			317	3	MEAS+INSPCTD							
									03-02-2012			317	15	PERMIT VISIT							
									12-20-2010			317	15	PERMIT VISIT							
									10-07-2010			311	14	INSPECTED							
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	1.250	9	LAND	1.00	NV	1.00			0		1.000	3.9	156,000
1	101	ONE FAM	RA				0.960 AC	7,000.00	1.000	0		1.00	NV	1.00			0		1.000	7,000	6,700
Total Card Land Units							1.88 AC	Parcel Total Land Area: 1.88							Total Land Value					162,700	

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	CAPE	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	Percentage		100
Roof Cover	1	ASPHALT SH			0
Interior Wall 1	1	DRYWALL			0
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	3	HARDWOOD	Adj Base Rate	105.25	
Interior Floor 2			RCN	420,274	
Heat Fuel	2	GAS	Net Other Adj		
Heat Type	1	FORCED H/A	Year Built	2005	
AC Type	03	FULL	Effective Year Built	2011	
Bedrooms	1		Depreciation Code	GD	
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	10	
Total Rooms	4		Functional Obsol		
Bath Style			External Obsol		
Half Bath Style			Cost Trend Factor	1	
Kitchens	1		Condition		
Kitchen Style	G	GOOD	% Complete		
Extra Kitchens	0		Overall % Condition	90	
Extra Kitchen St			RCNLD	378,200	
FBM Sqft			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Fireplaces	1		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	1,424		25.90	36,877	
FFL	1ST FLOOR	1,440	1,440		129.39	186,328	
GAR	GARAGE	0	744		51.83	38,560	
OPF	OPEN PORCH	0	320		12.94	4,141	
SFL	2ND FLOOR	57	57		129.39	7,375	
UFL	UNFIN UPFR FLOOR	0	1,082		77.61	83,977	
UTQ	UNFIN TQS	0	744		58.26	43,347	
WDK	WOOD DECK	0	760		25.88	19,668	
Ttl Gross Liv / Lease Area		1,497	6,571			420,274	

